DATA & ANALYSIS

OUR CITY GOVERNMENT

Interdepartmental Coordination Element

Introduction.

The Interdepartmental Coordination Element of the OUR CITY GOVERNMENT Chapter establishes the City's approach to coordinating planning, policy implementation, and service delivery across municipal departments. Through its goals, objectives, and policies (GOPs), the Element promotes communication, collaboration, and alignment among departments responsible for land use planning, infrastructure, housing, mobility, economic development, environmental protection, and public services. Effective internal coordination helps ensure that City initiatives, capital investments, and regulatory decisions work together to advance the provisions of the ImagineGNV Comprehensive Plan through the 2050 planning horizon.

Although the Interdepartmental Coordination Element is not specifically required under Section 163.3177, Florida Statutes, the statute requires that comprehensive plan elements be supported by relevant and appropriate "data and analysis." Accordingly, this report evaluates existing coordination practices, organizational structures, decision making processes, and opportunities to improve cross departmental collaboration to help inform the GOPs found within ImagineGNV.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan Update, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the statutory reference relevant to the topic, if applicable.
- Statutory Requirement – Identifies any applicable statutory expectations or notes when no specific statutory requirement exists.
- Data – Presents the relevant qualitative and quantitative information describing current practices and organizational conditions.
- Analysis – Evaluates the data, identifies key findings, and assesses how existing conditions support or limit effective coordination.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
I. Our City Government

Element:
Interdepartmental Coordination Element

Florida Statute:
N/A

Statutory Requirement:
None

Data:
The City of Gainesville provides a full range of municipal services including Police and Fire protection, Comprehensive Land Use, Planning and Zoning Services, Code Enforcement and Neighborhood Improvement, Streets/Drainage Construction and Maintenance, Traffic Engineering Services, Refuse and Recycling Services, Recreation and Parks, Cultural and Nature services. Additionally, the City owns a mass transit system and golf course. The City also has a regional airport and full-service utility which are managed by separate governing bodies.

The City of Gainesville was incorporated in 1869. Gainesville operates on a "Commission/City Manager" form of government. The City Commission consists of seven members: a Mayor, four Commissioners (elected from single member districts) and two Commissioners (elected at-large). Gainesville's City Commission performs duties such as enacting ordinances, holding public hearings, approving contracts, establishing the City's millage rate, budget and tax assessments, passing local laws, determining local policies and selecting board/committee appointments.

Gainesville residents elect the Mayor and Commission. Elections are non-partisan and are held every other even-numbered year. Commissioners are elected to serve four-year terms with a limit of two consecutive terms. The Mayor is also elected to a four-year term, with a limit of two consecutive terms, but is counted separately, allowing a Commissioner to serve additional terms by alternating between positions. Commission terms are staggered so that not all Commissioners are up for re-election at the same time.

The Mayor serves as the ceremonial head of the City, presides over City Commission meetings, votes on motions, executes contracts, and represents the City in all agreements with other governmental entities. The Mayor does not have veto power or a decision-making role with day-to-day administration of city government. A Mayor-Commissioner Pro Tempore is selected by the City Commission to serve as the presiding officer in the absence of the Mayor.

The City Commission appoints charter officers to run city operations. The Charter Officers are: City Manager, City Attorney, City Auditor, City Clerk, and the Director of Equal Opportunity.

The City Manager is directly responsible to the Commission for the management and daily operations of General Government. The City Manager provides executive level leadership, vision and guidance to the organization, provides recommendations to the City Commission, and implements policy directives in an efficient and effective manner. In addition, the City Manager is responsible for the daily

operations of the City, preparing and administering the budget, planning the development of the City, supervising City staff, interacting with neighbors and other units of government, and is otherwise responsible for the health, safety, and welfare of the residents of and visitors to the City of Gainesville. All department heads (except charter officers and their departments) report to the City Manager. The other Charter Officers serve at the will of the Commission, and they are to advise both the City Commission and the staff they oversee on matters within their area of expertise.

The various department heads lead their departments and divisions, and spearhead the various initiatives and plans that the City pursues. See Appendix A for a breakdown of the City's organizational structure.

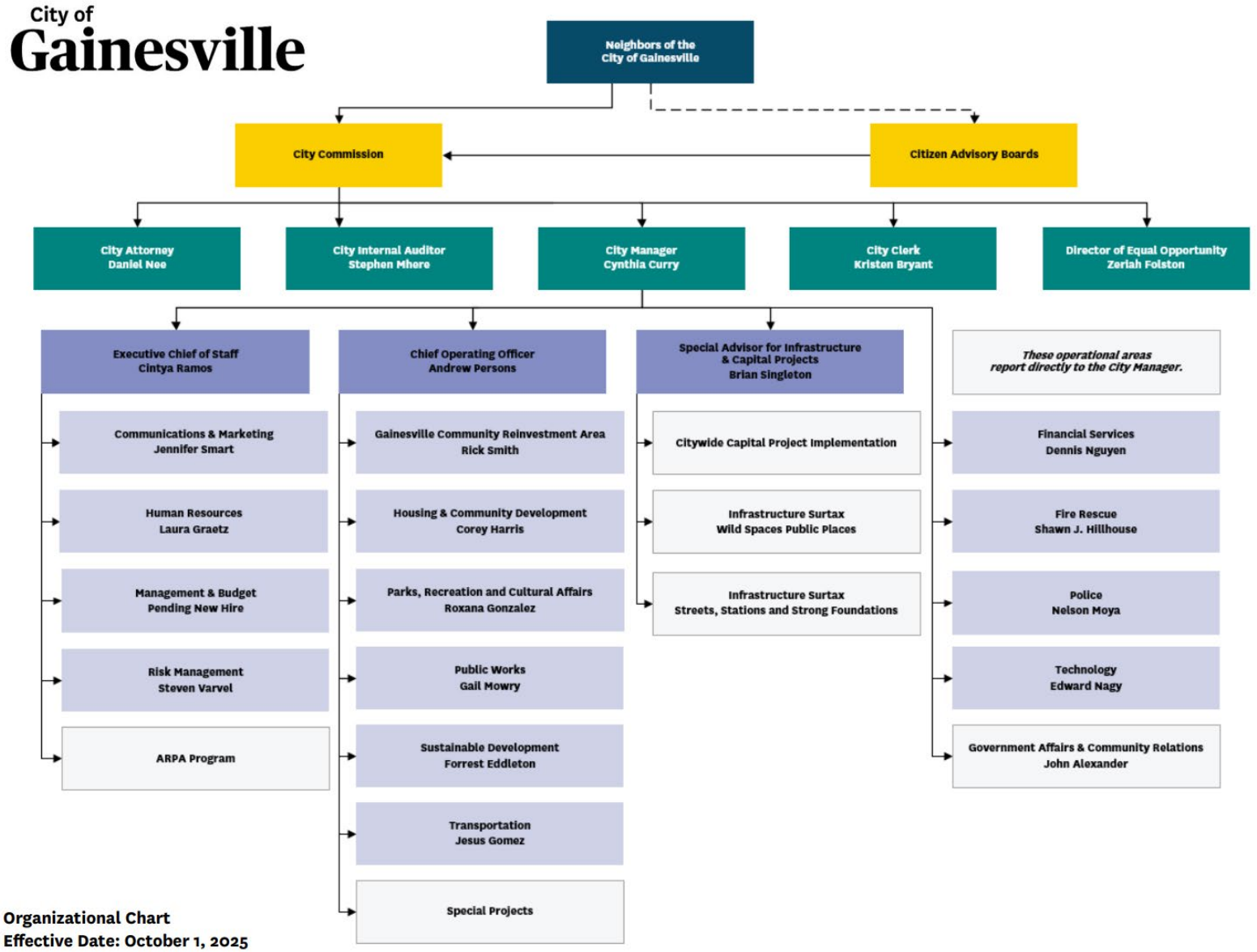
Analysis:

Review of the City's organizational structure, coordination topics, and ongoing planning initiatives indicates that Gainesville has several mechanisms in place that support interdepartmental coordination in implementing the Comprehensive Plan. The City's departmental structure, combined with collaborative planning efforts and shared initiatives, helps facilitate communication and coordination among departments responsible for land use planning, infrastructure investment, housing, mobility, environmental stewardship, public services, and economic development. Because many of the City's major plans and initiatives involve participation from multiple departments, coordination is a necessary and routine part of advancing these efforts. Together, the City's organizational framework and planning practices demonstrate that coordination across departments is integrated into how Gainesville plans, makes decisions, and carries out its work.

Comprehensive Planning Implications:

The updated GOPs of the ImagineGNV Comprehensive Plan continue to provide a framework for coordination among City departments in the planning and implementation of City initiatives. Through these provisions, departments are encouraged to work collaboratively when advancing land use decisions, infrastructure investments, housing initiatives, mobility improvements, environmental stewardship efforts, and public services. This coordinated approach helps ensure that City actions remain aligned and collectively advance the long-term vision of ImagineGNV.

Appendix (A). City of Gainesville Organizational Hierarchy



Imagine GNV

DATA & ANALYSIS

OUR CITY GOVERNMENT

Intergovernmental Coordination Element

Introduction.

The Intergovernmental Coordination Element of the OUR CITY GOVERNMENT Chapter establishes the City's approach to coordinating planning, service delivery, and policy implementation with neighboring jurisdictions, regional agencies, and other governmental entities. Through its goals, objectives, and policies (GOPs), the Element promotes communication, collaboration, and alignment between the City and other units of government responsible for land use planning, infrastructure, transportation, housing, environmental protection, public facilities, and emergency management. Effective intergovernmental coordination helps ensure that local planning decisions are consistent with regional priorities and that public investments and services are delivered efficiently across jurisdictional boundaries through the ImagineGNV 2050 planning horizon.

Section 163.3177(6)(h), Florida Statutes, requires local governments to include an Intergovernmental Coordination Element within the comprehensive plan. The statute identifies several coordination areas that must be addressed, including relationships with adjacent local governments, regional planning agencies, school boards, state agencies, and other governmental entities involved in providing public facilities and services. This Data & Analysis report evaluates the City's existing coordination mechanisms, interlocal agreements, regional partnerships, and opportunities to strengthen collaboration with other governmental entities in support of the ImagineGNV Comprehensive Plan and its GOPs.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan, this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the statutory reference relevant to the topic, if applicable.
- Statutory Requirement – Identifies any applicable statutory expectations or notes when no specific statutory requirement exists.
- Data – Presents the relevant qualitative and quantitative information describing existing coordination practices and institutional relationships.
- Analysis – Evaluates the data, identifies key findings, and assesses how current coordination practices support effective intergovernmental collaboration.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
I. Our City Government

Element:
Intergovernmental Coordination Element

Florida Statute:
163.3177(6)(h) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
There are no explicit statutory data and analysis requirements for this Element.

Data:
Intergovernmental coordination occurs at several levels of government. To address issues that extend beyond the City's jurisdiction, Gainesville works with federal, state, regional, and local partners on a range of planning initiatives and public programs, as described below:

Federal Government Coordination
Some planning initiatives undertaken by the City of Gainesville are influenced by federal programs, regulations, or funding opportunities. As a result, the City periodically coordinates with federal agencies whose responsibilities relate to housing, environmental protection, transportation funding, and emergency management. These relationships typically involve administering federally funded programs, complying with federal regulatory requirements, or coordinating planning initiatives that affect federally regulated resources. Some of the agencies most impactful to local planning efforts and initiatives include:

- U.S. Department of Housing and Urban Development (HUD) provides the City's Community Development Block Grant (CDBG) and HOME funding, which Gainesville uses to support housing and community development activities.
- The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program, and Gainesville coordinates through local floodplain management activities that support flood risk reduction and flood insurance participation.
- U.S. Environmental Protection Agency (EPA) sets national Clean Water Act requirements, but in Florida many stormwater and NPDES related permitting and compliance functions are carried out by the Florida Department of Environmental Protection under delegated authority, which shapes how the City approaches stormwater planning and compliance.
- U.S. Army Corps of Engineers (USACE) administers the Clean Water Act Section 404 permit program for discharges of dredged or fill material into waters of the United States, including wetlands, which can affect project planning and permitting where wetlands or waterways are present.

State Government Coordination
Many planning initiatives undertaken by the City of Gainesville are also influenced by state programs, regulations, and funding opportunities. As a result, the City regularly coordinates with state agencies whose responsibilities relate to transportation planning, environmental protection, emergency

management, historic preservation, and statewide growth management. These relationships often involve compliance with state regulatory requirements, participation in state planning programs, and coordination on infrastructure and environmental initiatives that affect local development. Some of the agencies most impactful to local planning efforts and initiatives include:

- Florida Department of Transportation (FDOT) coordinates with the City and the Gainesville & Alachua County Transportation Planning Organization on transportation planning and improvements affecting state facilities within the city.
- Florida Department of Environmental Protection (FDEP) administers environmental permitting and water quality programs, including delegated federal programs under the Clean Water Act, which influence local stormwater management and environmental planning efforts.
- Florida Division of Emergency Management (FDEM) administers statewide emergency preparedness and hazard mitigation programs, with which the City coordinates on disaster planning, hazard mitigation initiatives, and post-disaster recovery efforts.
- Florida Department of State – Division of Historical Resources (State Historic Preservation Office (SHPO)) maintains the Florida Master Site File, the state's official inventory of historic and archaeological resources, which the City consults when identifying, evaluating, and planning for the protection of historic properties.
- Florida Department of Commerce administers Florida's growth management framework and reviews local comprehensive plan amendments to ensure consistency with state planning requirements and Florida Statutes.
- Florida Housing Finance Corporation (FHFC) administers the State Housing Initiatives Partnership (SHIP) Program, which provides funding to the City to support local affordable housing initiatives, including housing rehabilitation, homeownership assistance, and other housing programs.

Regional Government Coordination

Some planning issues affecting the City of Gainesville extend beyond municipal boundaries and require coordination with regional organizations. These entities prepare plans, manage regional resources, and administer programs that influence transportation systems, water resources, emergency preparedness, and other issues that affect multiple jurisdictions. As a result, the City monitors and coordinates with these organizations to ensure that local planning efforts remain consistent with regional initiatives and that Gainesville's interests are represented in regional decision making. Some of the regional organizations and planning initiatives most relevant to the City include:

- The Gainesville & Alachua County Transportation Planning Organization (TPO) prepares the region's Long Range Transportation Plan (LRTP) and Transportation Improvement Program (TIP), which guide transportation investments and mobility improvements within the Gainesville urbanized area.
- The North Central Florida Regional Planning Council (NCFRPC) prepares the Strategic Regional Policy Plan (SRPP) and provides regional planning coordination and technical

assistance on issues such as economic development, hazard mitigation, and emergency preparedness.

- The St. Johns River Water Management District (SJRWMD) prepares regional water supply plans and administers environmental resource permitting programs related to wetlands, surface water management, and water resource protection that influence development and infrastructure planning within the City.

Interlocal Coordination

In addition to coordinating with federal, state, and regional partners, the City of Gainesville works with nearby local governments and public agencies on issues that affect the community. These relationships are often formalized through interlocal agreements that help coordinate planning, clarify responsibilities, and support shared programs. Common topics include transportation planning, public school facilities planning, affordable housing initiatives, economic development, and regional service delivery. The table below summarizes several of the City's ongoing interlocal agreements and identifies the participating parties and purpose of each.

List of Ongoing Formal Interlocal Agreements, 2025.

Subject	Description	Parties Involved	Expiration
Affordable Housing / SHIP Program Coordination	Coordinates administration of SHIP-funded housing programs and related rental assistance initiatives.	City of Gainesville; Alachua County	Ongoing unless repealed
Gainesville Community Reinvestment Area	Establishes cooperation for economic redevelopment initiatives within the GCRA.	City of Gainesville; Alachua County	2029
Transportation Planning Organization	Establishes participation in the Gainesville & Alachua County Transportation Planning Organization, which prepares the LRTP, TIP, and a Unified Planning Work Program (UPWP).	City of Gainesville; Alachua County	Ongoing unless repealed
Public School Facilities Planning	Coordinates school siting, capacity planning, and data sharing related to public school facilities.	City of Gainesville; Alachua County; School Board of Alachua County	Ongoing unless repealed
Regional Transit Services	Establishes funding and coordination for RTS service and regional transit operations.	City of Gainesville; Alachua County	Ongoing unless repealed

Note: This list highlights major interlocal agreements relevant to comprehensive planning. Omission of other agreements does not affect their validity.

Analysis:

The information presented in the Data portion of this report indicates that the City of Gainesville maintains active coordination with federal, state, regional, and local partners on a variety of planning and service delivery issues. Federal and state coordination primarily occurs through regulatory programs and funding initiatives that influence housing, transportation, environmental protection, and emergency management. Regional coordination occurs through organizations responsible for transportation planning, water resource management, and broader regional planning initiatives. At the local level, formal interlocal agreements help structure ongoing collaboration with nearby governments and public agencies on issues such as transportation planning, public school facilities planning,

affordable housing programs, and regional service delivery. Together, these coordination mechanisms demonstrate that many of the City's planning activities occur within a broader network of governmental partners and planning frameworks.

Comprehensive Planning Implications:

Because many planning issues extend beyond the City's jurisdiction, continued coordination with these partners will remain important for the effective implementation of ImagineGNV. The GOPs of the Intergovernmental Coordination Element are intended to support ongoing communication, information sharing, and collaborative planning with federal, state, regional, and local entities. Through these policies, the City can continue working with partner agencies to address shared challenges, align planning efforts, and support coordinated decision making on issues that affect the City and the broader region.

DATA & ANALYSIS

OUR CULTURAL IDENTITY

Cultural Affairs Element

Introduction.

The Cultural Affairs Element of the OUR CULTURAL IDENTITY Chapter establishes the City's approach to supporting and integrating arts and culture into community life through the ImagineGNV 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element recognizes the role that arts and culture play in shaping community identity, supporting economic vitality, and enhancing quality of life. As such, the Element provides a framework for promoting access to cultural opportunities, supporting local artists and organizations, and integrating arts and cultural considerations into broader planning and development decisions.

Although the Cultural Affairs Element is not specifically required under Section 163.3177, Florida Statutes, the statute requires that comprehensive plan elements be supported by relevant and appropriate "data and analysis" to justify their GOPs. Accordingly, this Data and Analysis report summarizes the City's existing cultural assets, arts and cultural organizations, community programs, public art initiatives, and cultural planning efforts. The analysis also considers opportunities to strengthen cultural programming, improve access to arts and cultural resources, and support the continued growth of the City's creative sector.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan Update, each section of this report is organized as follows:

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- Statutory Requirement – Identifies any applicable statutory expectations or notes when no specific statutory requirement exists.
- Data – Presents the relevant information describing existing cultural assets, programs, and institutional resources.
- Analysis – Evaluates the data, identifies key findings, and assesses opportunities to strengthen arts and cultural initiatives.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan.

Chapter:
II. Our Cultural Identity

Element:
Cultural Affairs Element

Florida Statute:
N/A

Statutory Requirement:
There are no explicit data and analysis requirements prescribed by Florida Statutes for this element.

Data:
Gainesville's cultural affairs are supported by a network of venues, organizations, and programs that together shape how arts and culture are experienced throughout the city. Cultural activity is not limited to a single location or provider, but instead occurs across a range of settings, from established institutions to neighborhood spaces. This structure allows arts and culture to be both a defining feature of the city and a part of everyday life for residents. The following provides an overview of the City's cultural venues, partnership network, and programming.

Cultural Venues

As documented in Appendix (A), the City of Gainesville is home to a wide range of City-owned venues that support arts and cultural activity. These venues function across three levels based on their role and how often they are used. *Dedicated Cultural Venues*, as shown in the table, are spaces intentionally designed or designated to support local arts and cultural programming, such as the A. Quinn Jones Museum & Cultural Center and Bo Diddley Community Plaza. *Park Facilities Used for Cultural Purposes*, also shown in the table, are multi-purpose parks and recreation sites that regularly host cultural programming alongside other activities, including locations such as Depot Park and the Porters Community Center. In addition to these venues, other parks and public spaces throughout the city support cultural activities on a more occasional basis but are not included in Appendix (A) due to their less frequent or less established use. Together, these three levels provide a clear and flexible network of spaces that support cultural activity across Gainesville.

Cultural Partnerships

As shown in Appendix (B), Gainesville's cultural venues are supported by a broad network of partnerships that help plan, fund, and deliver arts and cultural activities within the city. These partnerships include collaborations with local nonprofit organizations, community groups, educational institutions, and private entities, each contributing in different ways to support local cultural programming and operations. In many cases, these partners are directly involved in providing programming within City-owned facilities, such as classes, performances, exhibitions, and community events (see Appendix (B)(1)). For example, ongoing partnerships with organizations such as the Cultural Arts Coalition, Dance Alive National Ballet, and the University of Florida demonstrate how the City works collaboratively to support a wide range of cultural activities.

In addition to program delivery, the City also supports cultural organizations through funding partnerships. Through programs such as Professional Arts Producing Institutions (PAPI) and Outside

Agency (OA) grants, the City provides financial support to a range of arts organizations, helping to sustain ongoing operations and expand access to cultural programming. As documented in Appendix (B)(2), these funding mechanisms support both established institutions, such as the Hippodrome Theater and Dance Alive National Ballet, as well as smaller community-based organizations like the Gainesville Circus Center, Writers Alliance of Gainesville, and the Cotton Club Museum and Cultural Center.

The City also supports cultural participation by making its facilities available to local organizations at reduced or subsidized rates. As shown in Appendix (B)(3), groups such as the Balkan Dance Group, Gainesville International Folk Dance, and Smooth Flava Dance regularly use City spaces like the Rosa B. Williams Center for classes and rehearsals. The City also offers cultural co-sponsorships that allow organizations to host public performances at venues like the Thomas Center at a lower cost. By lowering barriers to access, these efforts make it easier for local groups to hold events, offer programming, and stay active within the community.

Cultural Programming

Cultural programming in Gainesville includes a mix of annual events, recurring series, and ongoing activities that take place throughout the year. Annual events such as the Hoggetowne Medieval Faire, the Downtown Festival and Art Shows, and seasonal holiday events serve as major cultural anchors, drawing residents and visitors together and contributing to the City's identity. In addition to these events, recurring programs such as Free Fridays and Blues on the Patio provide regular opportunities for cultural engagement and help activate public spaces. The City also supports ongoing and participatory activities, including museum visitation, classes, and partnership-driven programming, which contribute to everyday cultural engagement in community and neighborhood settings. Together, these programs represent a core component of the City's cultural affairs system, supporting ongoing access to arts and cultural experiences throughout Gainesville.

Arts in Public Places Trust (APPT)

The Gainesville Art in Public Places Trust (APPT) is a five-member committee appointed by the City Commission that supports the integration of public art throughout the city. The Trust administers the City's 1% for Art program through the Art in Public Places Trust Fund, which sets aside a portion of eligible public construction and major renovation project costs for the acquisition and installation of public art. The APPT also provides recommendations to the City Commission on implementation of the Public Art Master Plan and the use of Trust Fund resources. In addition, the Trust administers an annual award recognizing significant contributions to public art in Gainesville. Through these responsibilities, the APPT helps expand the City's public art collection and increase access to cultural experiences in public spaces.

Analysis:

As demonstrated in the Data section of this report, the City currently maintains a robust inventory of cultural venues, partnerships, and programming, which has helped position Gainesville as a regional hub for arts and culture. However, there are opportunities to improve how the City manages its cultural affairs. *Dedicated Cultural Venues* and *Park Facilities Used for Cultural Purposes* are primarily concentrated in Downtown and East Gainesville, leaving other areas of the city with more limited access to public arts and cultural activities. In addition, the City's cultural partnerships and programming could be further strengthened by continuing to work closely with small and emerging organizations to support their growth and expand their presence throughout the community, helping to increase access to arts and cultural opportunities across Gainesville.

Comprehensive Planning Implications:

The data and analysis section of this report demonstrates that arts and culture play an important role in shaping Gainesville's community identity, quality of life, and neighborhood character. As the City continues to develop, maintaining access to arts and cultural opportunities will remain an important part of supporting community wellbeing and civic pride. The GOPs of the Cultural Affairs Element are intended to guide how the City supports arts and cultural programming moving forward by strengthening partnerships with artists and cultural organizations, expanding access to programming in community-based locations, supporting the availability of cultural spaces, and continuing to invest in public art and creative placemaking throughout Gainesville.

Appendix (A). Cultural Venues

Venue	Outdoor Acreage Designated for Cultural Purposes	Indoor Square Footage Designated for Cultural Purposes	Address	District
Dedicated Cultural Venues				
A. Quinn Jones Museum & Cultural Center	0.2	1,876	1013 NW 7th Avenue	1
Bo Diddley Community Plaza	1.7	-	111 E University Avenue	1
Evergreen Cemetery	56.0	-	401 SE 21st Avenue	1
Oakview Park and Center	2.5	-	810 NW 8th Avenue	4
Old Post Office and Federal Courthouse	-	76,814	401 SE 1st Avenue	1
Rosa B Williams Center	-	2,028	524 NW 1st Street	1
Tench Building	-	1,670	115 S. Main Street	1
Thomas Center Complex	6.2	-	302 NE 6th Avenue	4
Wilhelmina Johnson Resource Center and Sharmie Ffar Complex	0.5	3,429	321 NW 10th Street	1
Park Facilities Used for Cultural Purposes				
Citizen's Field/Martin Luther King, Jr. Recreation Complex	-	19,432	1400 NE 8th Avenue	4
Clarence R. Kelly Recreation Center & Park	0.5	3,800	1701 NE 8th Avenue	1
Depot Park	32.0	-	874 SE 4th Street	1
Fred Cone Park and Conservation Area/ Eastside Rec. Center	152.5	9,671	2801 E University Avenue	1
Morningside Nature Center and Park	277.7	3,043	3540 E University Avenue	1
Porters Community Center and Park	0.5	3,897	512 SW 2nd Terrace	1
T.B. McPherson Center and Park	15.0	5,688	1717 SE 15th Street	1

Appendix (B)(1). Programmatic Cultural Partnerships

Partner Organization	Timeframe	Activity
1000 Voices of Florida, Inc.	Through May 2026	Arts programming at T.B. McPherson Recreation Center
Annesemble Young Orchestra	October 24, 2024 -May 2026	Violin classes for Youth (Oakview)
Blssd Future, Inc. dba Smooth Flava	Sept 2025 through July 2026	Free dance classes at BDP and Rosa B Williams Center
Cultural Arts Coalition	Through 2028	Management and programming of Wilhelmina Johnson Resource Center
Dance Alive National Ballet	Spring 2025, 2026	Participatory Art and Wellness for Youth w/Disabilities
Duckpond Associates	December 2025,	Securing horse and carriage company for Holiday Lighting Celebration
Alachua County Community Services Dept. Veterans Services Division	Spring 2024, 2025	Memorial Day ceremony at Evergreen Cemetery
Alachua County Public Schools	Spring 2023,2024, 2025, 2026	Allow school students to do an annual exhibit in the Thomas Center
Expressive Song and Dance	December 2024, 2025	Holiday Lighting Celebration performance
Gainesville Harmony Show Chorus	December 2024, 2025, 2026	Holiday Lighting Celebration performance
Gainesville Fine Arts Assoc.	2025	Gallery Exhibition Partner
Gainesville Youth Chorus	December 2024, 2025	Holiday Lighting Celebration performance
Hippodrome Theater	Ongoing	Theater (The Federal Building)
Milam Funeral Home	Ongoing	Sponsorship of Memorial Day Ceremony at Evergreen Cemetery
MusicGNV	Ongoing	Booking the Free Fridays MusicGNV Live & Local Edition Concerts: MusicGNV Signer Songwriter Showcase, MusicGNV Teen Showcase , MusicGNV Music Showcase
Self Narrate, Inc.	Annual	Guest Curator for annual Teen Showcase Concert (as part of the Free Fridays Series)
Star Center Children's Theatre, Inc.	December 2024, 2025	Holiday Lighting Celebration performance
Star Center Children's Theatre, Inc.	2026 - Mar, Apr, May, Sep, Oct, Nov	Plays in the Park: America 250 (American Girl Doll Plays)
Sweetwater Co-op	Ongoing	Visual, Art making (Tench Building)
Thomas Center Associates, Inc.	Ongoing	Support of Thomas Center and Grounds and Gardens; and of Cultural Affairs
University of Florida, College of Art & Art History	Spring 2026	Graduate Student Art Exhibition at the Thomas Center Gallery
University of Florida, College of Art & Art History	Ongoing	Participate with the Museum Studies Program (Guest Lecture, Tours, Projects)
University of Florida Black Student Union, Florida Invitational Step Show	Spring 2024, 2025, 2026	Coordination with performance groups

Appendix (B)(2). Cultural Funding Partnerships

Grantee Organization	Funding Type
Acrosstown Repertory Theatre Workshop Inc	Outside Agency Arts Grant for General Support Funding
Annasemble Community Orchestra	Outside Agency Arts Grant for General Support Funding
Cotton Club Museum and Culture Center	Outside Agency Arts Grant for General Support Funding
Cultural Arts Coalition	Outside Agency Arts Grant for General Support Funding
Dance Alive National Ballet	Professional Arts Producing funding
Dancompany of Gainesville	Outside Agency Arts Grant for General Support Funding
Gainesville Circus Center	Outside Agency Arts Grant for General Support Funding
Gainesville Fine Arts Association	Outside Agency Arts Grant for General Support Funding
Gainesville Harmony Show Chorus	Outside Agency Arts Grant for General Support Funding
Gainesville Little Theater	Outside Agency Arts Grant for General Support Funding
Gainesville Orchestra	Professional Arts Producing funding
Gainesville Youth Chorus	Outside Agency Arts Grant for General Support Funding
Hippodrome Theater	Professional Arts Producing funding
Matheson History Museum	Outside Agency Arts Grant for General Support Funding
North Central Florida Blues Society	Outside Agency Arts Grant for General Support Funding
Sister City Program of Gainesville Inc	Outside Agency Arts Grant for General Support Funding
Star Center Children's Theater	Outside Agency Arts Grant for General Support Funding
Sun Country Dance Theatre	Outside Agency Arts Grant for General Support Funding
The Listening Room	Outside Agency Arts Grant for General Support Funding
The Repurpose Project Inc.	Outside Agency Arts Grant for General Support Funding
We Rock Gainesville	Outside Agency Arts Grant for General Support Funding
Words off the Paper	Outside Agency Arts Grant for General Support Funding
Writers Alliance of Gainesville	Outside Agency Arts Grant for General Support Funding

Appendix (B)(3). Access to Cultural Spaces

Organization / Program	Activity Type	Description
Balkan Dance Group	Dance	Discounted rates for use of cultural space at Rosa B Williams Center
Smooth Flava Dance (Blssd Inc.)	Dance	Discounted rates for use of cultural space at Rosa B Williams Center
Gainesville International Folk Dance	Dance	Discounted rates for use of cultural space at Rosa B Williams Center
Gainesville Dance Swing	Dance	Discounted rates for use of cultural space at Rosa B Williams Center
Cultural Co-Sponsorships	All Types	Discounted rental for use of the Thomas Center for free public performances (recitals, concerts, plays, etc.)

DATA & ANALYSIS

OUR CULTURAL IDENTITY

Historic Preservation Element

Introduction.

The Historic Preservation Element of the OUR CULTURAL IDENTITY Chapter establishes the City's approach to identifying, protecting, and celebrating historic resources through the ImagineGNV 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element recognizes the importance of preserving historic buildings, districts, landmarks, and landscapes that reflect Gainesville's history and contribute to the character and identity of the community. The Element also provides a framework for protecting historic resources while supporting compatible redevelopment, adaptive reuse, and continued investment in historic neighborhoods and districts.

Although the Historic Preservation Element is not specifically required under Section 163.3177, Florida Statutes, the statute requires that comprehensive plan elements be supported by relevant and appropriate 'data and analysis' to justify their GOPs. This Data & Analysis report evaluates the City's inventory of historic resources, including nationally recognized sites, locally designated landmarks, and historic districts. The report also describes the programs, boards, and regulatory tools used by the City to identify, designate, and protect historic resources, including the Local Register of Historic Places, the Historic Preservation Board, and related provisions of the Land Development Code.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan Update, each section of this report is organized as follows:

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- Florida Statute – Provides the statutory reference relevant to the topic, if applicable.
- Statutory Requirement – Identifies any applicable statutory expectations or notes when no specific statutory requirement exists.
- Data – Presents the relevant information describing historic resources, preservation programs, and regulatory tools.
- Analysis – Evaluates the data, identifies key findings, and assesses opportunities to strengthen historic preservation practices.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan.

Chapter:
II. Our Cultural Identity

Element:
Historic Preservation Element

Florida Statute:
N/A

Statutory Requirement:
There are no explicit data and analysis requirements prescribed by Florida Statutes for this element.

Data:
Historic preservation helps identify and protect the buildings, structures, sites, and landscapes that reflect Gainesville's history and development over time. These historic resources contribute to the City's identity, help maintain neighborhood character, and provide residents and visitors with a visible connection to Gainesville's past. In addition to their cultural value, historic buildings and districts can support local tourism, encourage reinvestment in older neighborhoods, and promote the continued use and rehabilitation of existing structures.

Gainesville contains a substantial inventory of historic resources. Many of these resources have been documented through historic resource surveys and recorded in the Florida Master Site File (FMSF), which is maintained by the Florida Department of State, Division of Historical Resources. The FMSF includes a wide range of resource types, including historic districts, buildings, structures, archaeological sites, cemeteries, and bridges. Within this inventory, numerous resources within Gainesville are either listed on, or considered eligible for, listing on the National Register of Historic Places (NRHP). The general location of these resources is shown on a map included at the end of this report (see NRHP Listed or Eligible Resources Map) and a summary inventory is provided in Appendix (A).

At the local level, the City of Gainesville protects historic resources through the Historic Preservation/Conservation Overlay and related provisions of the Land Development Code (LDC). These regulations establish the City's Local Register of Historic Places and the nomination and designation process through which properties may be added if they meet established criteria for historical, architectural, archaeological, or cultural significance. An inventory of the resources currently included on the City's Local Register of Historic Places is provided in the following table.

Local Register of Historic Places, 2026.

Site Name	Address Listed	Resource Type	Date Listed
(Unnamed residential structure)	8 SW 10th Street	Structure	1990
A. Quinn Jones House	1013 NW 7th Avenue	Structure	2011
Bailey House	1121 NW 6th Street	Structure	1984
Baldwin House (Rush-Glassman Office)	11 SE 2nd Avenue	Structure	2009
Bethel Gas Station	104 SE 1st Avenue	Structure	1989
Florida Theater	233 W University Avenue	Structure	2025

Gainesville Lodge (former Travel Lodge)	413 W University Avenue	Structure	2026
Hippodrome State Theatre - Old U.S. Post Office and Federal Building	25 SE 2nd Place	Structure	1984
Masonic Temple/Masonic Order Lodge #41	215 N Main Street	Structure	2019
Matheson House	528 SE 1st Avenue	Structure	1984
McKenzie House	617 E University Avenue	Structure	1984
Old Gainesville Depot	203 Depot Avenue	Structure	2011
Seagle Building (Hotel Kelley)	408 W University Avenue	Structure	1982
Thomas Center	306 NE 6th Avenue	Structure	1985
Northeast Gainesville Residential Historic District	N/A	District	1985
Northeast Gainesville Residential Historic District - Expansion	N/A	District	1997
Pleasant Street Historic District	N/A	District	1991
Southeast Gainesville Historic District	N/A	District	1989
University Heights Historic District - North	N/A	District	2002
University Heights Historic District - South	N/A	District	2002

Administration of the City's historic preservation program is carried out by the Historic Preservation Board (HPB), a nine-member advisory body appointed by the City Commission. The HPB maintains and updates the City's inventory of historic resources, recommends properties for inclusion on the Local Register of Historic Places, and advises the City Commission on preservation matters and the potential effects of local government actions on historic resources. The Board also works with property owners and public agencies to promote the protection, maintenance, and rehabilitation of historic resources, helps foster public awareness of Gainesville's historic heritage, and coordinates with local, regional, state, and federal agencies on preservation related planning efforts. Properties individually listed on the Local Register, as well as contributing structures within locally designated historic districts, are subject to review through the Certificate of Appropriateness (COA) process prior to the issuance of development approvals or building permits for certain types of exterior work. Through this review process, the HPB helps ensure that changes affecting designated resources retain the integrity of their historic character.

Analysis:

Gainesville contains a substantial inventory of historic resources that contribute to the city's historic character and sense of place. These resources reflect the community's development over time and remain visible throughout many of Gainesville's historic neighborhoods and communities. The City has established a regulatory framework to identify and protect these resources, including the Historic Preservation/Conservation Overlay, the Local Register of Historic Places, the CoA process, and compatibility requirements within the LDC. Together, these tools provide a mechanism for preserving historically significant properties while accommodating continued development and reinvestment within the city. As Gainesville continues to grow, this framework helps ensure that historic resources remain visible and valued parts of the community.

Comprehensive Planning Implications:

The findings presented in this report confirm that Gainesville contains a substantial and diverse collection of historic resources and has established programs and regulatory tools to support their identification and protection. The Historic Preservation Element's goals, objectives, and policies (GOPs) build on this foundation by guiding how the City will continue to recognize, protect, and invest in these places as part of future planning and development decisions. The GOPs emphasize maintaining and expanding the citywide inventory of historic resources, increasing designations to the Local and National Registers, and coordinating with state documentation efforts such as the Florida Master Site File. They also encourage the rehabilitation and adaptive reuse of older structures, the integration of historic places into neighborhood planning and public projects, and the use of incentives and partnerships to support reinvestment in historic properties. Together, these policies provide a framework for continuing the identification, preservation, and reinvestment of Gainesville's historic resources.

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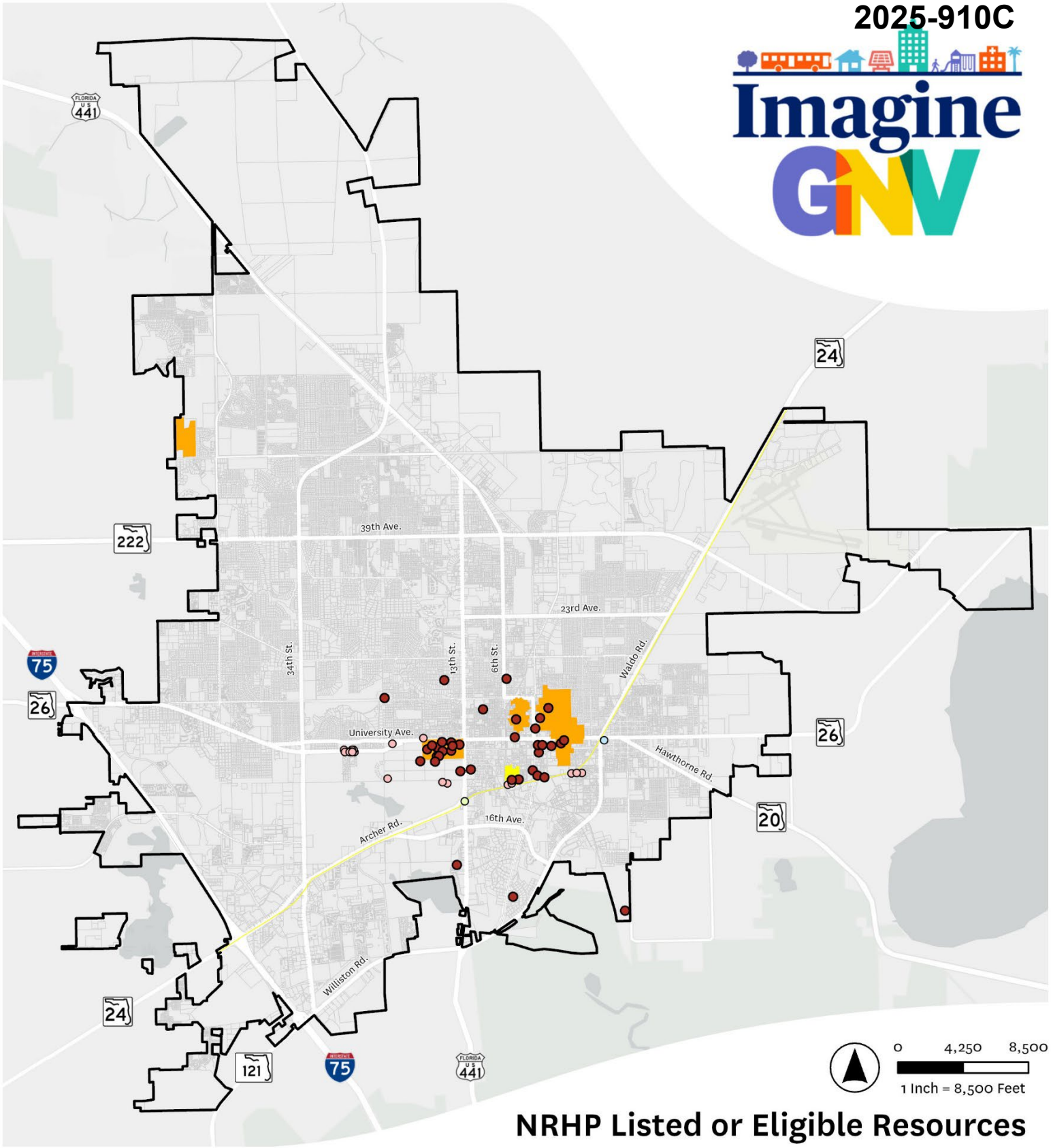


NRHP Listed or Eligible Resources

City of Gainesville

Parcel Boundary

Historic & Cultural Resources

NRHP Listed Resource Groups

NRHP Eligible Resource Groups

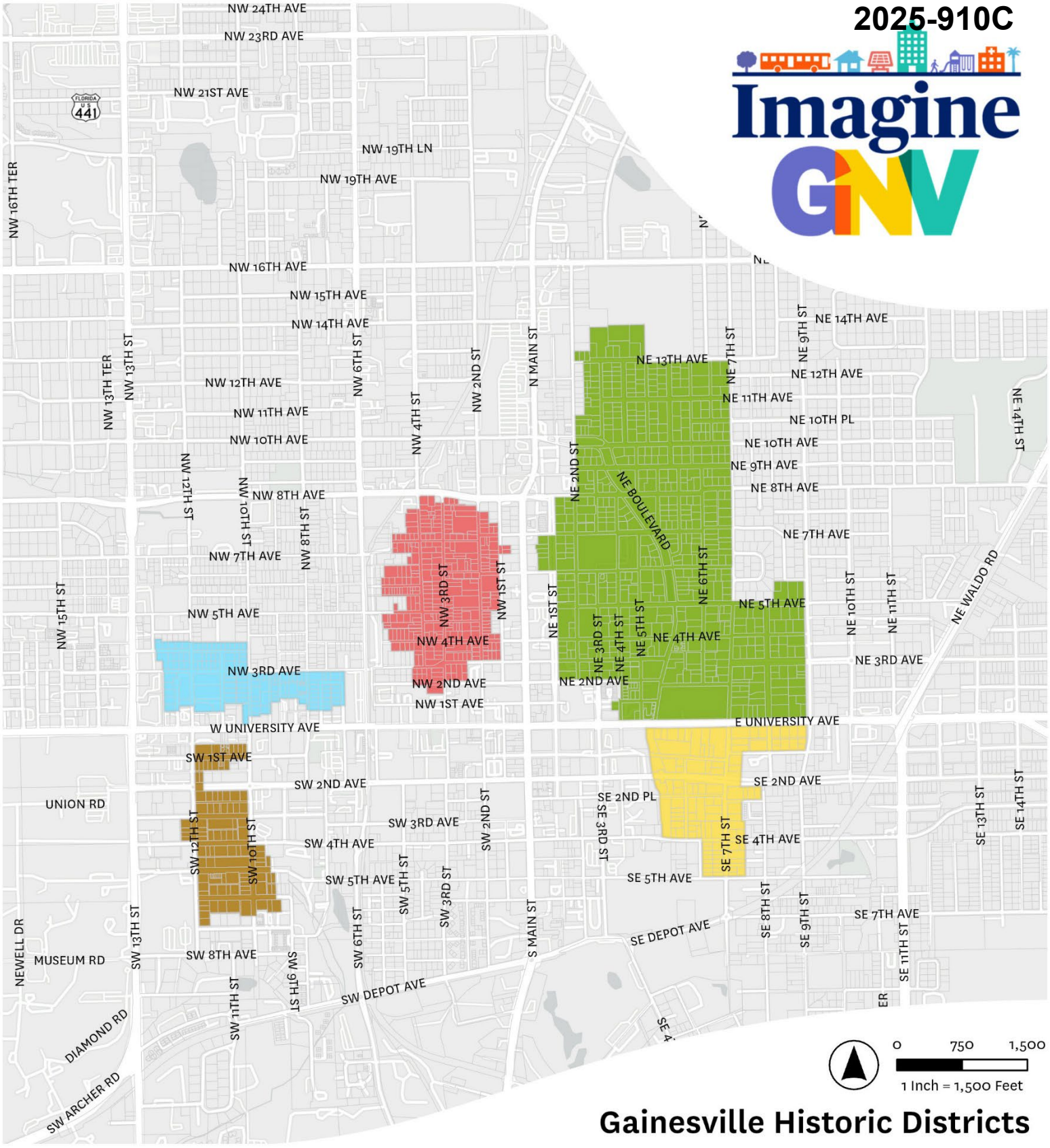
NRHP Listed Structures

NRHP Eligible Structures

NRHP Eligible Cemeteries

NRHP Eligible Bridges

Data Source: Florida Division of Historical Resources, 2026.



Gainesville Historic Districts

- Parcel Boundary
- **Gainesville Historic District**
- Northeast Residential
- Pleasant Street
- Southeast Residential
- University Heights - North
- University Heights - South

Appendix (A). NRHP Listed or Eligible Resources, 2026.

Site Name	Address Listed	Resource Type	Date Listed
2250 NW 8TH AVE	2250 NW 8TH AVE	Structure	6/25/2018
A QUINN JONES HOUSE	1013 NW 7TH AVE	Structure	1/27/2010
ANDERSON HALL	W UNI AVE-UNI OF FL	Structure	6/27/1979
BAILEY HOUSE/REST HAVEN	1121 NW 6TH ST	Structure	12/5/1972
BAIRD HARDWARE COMPANY WAREHOUSE	619 S MAIN ST	Structure	11/25/1985
BOULWARE SPRINGS WATERWORKS	3400 SE 15TH ST	Structure	6/20/1985
BRYAN HALL	W UNI AVE & 13TH ST-UF	Structure	6/27/1979
BUCKMAN HALL	NW 17TH STREET/SR 24	Structure	1/11/1974
CHURCH OF GOD BY FAITH	302 SW 8TH AVE	Structure	12/8/2023
COX FAMILY LOG HOUSE	1639 NW 11TH RD	Structure	5/1/2017
COX FURNITURE STORE	110 SE FIRST ST	Structure	6/10/1994
COX FURNITURE WAREHOUSE	602 S MAIN ST	Structure	6/10/1994
DIXIE HOTEL (SEAGLE BUILDING)	408 W UNIVERSITY AVE	Structure	8/16/1982
ENGINEERING INDUSTRIES BUILDING	STADIUM RD	Structure	6/24/2008
EPWORTH HALL	419 NE FIRST STREET	Structure	7/25/1973
FEDERAL BUILDING	401 SE FIRST AVE	Structure	9/6/2022
FLINT HALL	W UNIVERSITY AVE-U OF F	Structure	6/27/1979
FLOYD HALL	UNIVERSITY OF FLORIDA	Structure	6/27/1979
HOTEL THOMAS (WM THOMAS CENTER)	306 NE 6TH AVE	Structure	7/16/1973
LAKESHORE TOWERS	2306 SW 13TH ST SW	Structure	11/20/2024
LIBRARY EAST	MURPHREE WAY-UNI OF FL	Structure	6/27/1979
MALLORY HALL, REID HALL, YULEE HALL	1367 INNER RD	Structure	6/24/2008
MASONIC LODGE	215 N MAIN STREET	Structure	5/29/1998
MATHESON HOUSE	528 SE FIRST AVENUE	Structure	6/4/1973
MCKENZIE HOUSE	617 E UNIVERSITY AVE	Structure	4/26/1982
MOUNT CARMEL BAPTIST CHURCH	429 NW 4TH ST	Structure	4/1/2021
NEWELL HALL	STADIUM ROAD-UNI OF FL	Structure	6/27/1979
OLD GAINESVILLE DEPOT	203 SE DEPOT AVE S	Structure	11/22/1996
PEABODY HALL	UNION & MURPHREE-U OF F	Structure	6/27/1979
ROLFS HALL	BUCKMAN DR-UNI OF FL	Structure	9/11/1986
SHADY GROVE CHURCH	804 SW FIFTH ST	Structure	10/5/2005

Site Name	Address Listed	Resource Type	Date Listed
STAR GARAGE	105 SE FIRST AVE	Structure	12/17/1985
THE HUB	STADIUM RD	Structure	6/24/2008
THOMAS HALL	FLETCHER DRIVE	Structure	10/1/1974
US POST OFFICE	25 SE 2ND PL	Structure	7/10/1979
WEIL-CASSISI HOUSE	3105 SW 5TH CT	Structure	11/9/2015
WOMEN'S GYM	EAST-WEST RD-UNI OF FL	Structure	6/27/1979
YONGE, P K, OLD LABORATORY SCHOOL	S W 13TH ST	Structure	1/26/1990
201 SW 27TH ST	201 SW 27TH ST	Structure	N/A (Eligible[1])
202 SW 27TH STREET	202 SW 27TH STREET	Structure	N/A (Eligible[1])
2607 SW 2ND AVE	2607 SW 2ND AVE S	Structure	N/A (Eligible[1])
2612 SW 2ND AVE	2612 SW 2ND AVE	Structure	N/A (Eligible[1])
2620 SW 2ND AVE	2620 SW 2ND AVE	Structure	N/A (Eligible[1])
2735 SW 2ND AVE	2735 SW 2ND AVE S	Structure	N/A (Eligible[1])
2748 SW 2ND AVE	2740 SW 2ND AVE	Structure	N/A (Eligible[1])
526 SW DEPOT AVE	526 SW DEPOT AVE	Structure	N/A (Eligible[1])
711 SE 7TH AVE	711 SE 7TH AVE	Structure	N/A (Eligible[1])
835 SE 7TH AVE	837 SE 7TH AVE	Structure	N/A (Eligible[1])
GOLFVIEW STONE GATES	SW 2ND AVE S	Structure	N/A (Eligible[1])
HOME OF CHICKEN IKE	838 SW 5TH ST	Structure	N/A (Eligible[1])
OLD WRUF RADIO STATION	MUSEUM RD & NEWELL DR	Structure	N/A (Eligible[1])
PERRYMAN'S GROCERY	801 SE 7TH AVE	Structure	N/A (Eligible[1])
PRESIDENTS HOUSE	2151 W UNIVERSITY AVE S	Structure	N/A (Eligible[1])
UF SIGMA ALPHA EPSILON FRATERNITY HOUSE	2256 MUSEUM RD	Structure	N/A (Eligible[1])
UNIVERSITY LUTHERAN CHURCH	1826 W UNIVERSITY AVE	Structure	N/A (Eligible[1])
DEVIL'S MILLHOPPER GEOLOGICAL STATE PARK	N/A	Resource Group (District)	3/17/2017
NE GAINESVILLE RESIDENTIAL DISTRICT	N/A	Resource Group (District)	2/12/1980
PLEASANT STREET HISTORIC DISTRICT	N/A	Resource Group (District)	4/20/1989
SOUTHEAST GAINESVILLE RESIDENTIAL DIST	N/A	Resource Group (District)	1/14/1988
UNIVERSITY LUTHERAN CHURCH COMPLEX	N/A	Resource Group (Building Complex)	4/21/2021
UNIVERSITY OF FLORIDA CAMPUS HIST. DIST.	N/A	Resource Group (District)	4/20/1989
FLORIDA RAILROAD CORRIDOR	N/A	Resource Group (Linear Resource)	N/A (Eligible[1])
PORTER'S QUARTERS HISTORIC DISTRICT	N/A	Resource Group (District)	N/A (Eligible[1])
B'NAI ISREAL CEMETERY	1145 E UNIVERSITY AVENUE	Cemetery	N/A (Eligible[1])

Site Name	Address Listed	Resource Type	Date Listed
GAINESVILLE RAILROAD BRIDGE (#260003)	N/A	Bridge	N/A (Eligible[1])

Note (1): According to the SHPO's determination found within the latest FMSF GIS database.

Source: Florida Master Site File.

Imagine GNV

DATA & ANALYSIS

WHERE WE LIVE

Housing Element

Introduction.

The Housing Element of the WHERE WE LIVE Chapter establishes the City's long-term approach to ensuring that Gainesville provides a range of safe, attainable, and diverse housing options through the ImagineGNV 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element addresses housing availability, affordability, and quality while supporting stable neighborhoods and equitable access to housing opportunities across the city. In practice, the Element provides the policy framework for expanding housing choice, preserving existing housing, encouraging reinvestment in older neighborhoods, and coordinating housing planning with land use, infrastructure, and economic development decisions.

Section 163.3177, Florida Statutes, requires that each comprehensive plan element be based upon relevant and appropriate "data and analysis" to support its GOPs. More specifically, Section 163.3177(6)(f), Florida Statutes, identifies the subject areas that must be evaluated, including the condition and availability of the existing housing supply, the housing needs of current and projected populations, and the provision of housing for households across a range of income levels. As a result, this Data and Analysis report evaluates Gainesville's housing supply, affordability conditions, household characteristics, and projected housing needs to demonstrate how the Element is supported by factual findings.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan Update, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the citation for the applicable statutory provision.
- Statutory Requirement – States the specific data and analysis requirement identified in Florida Statutes.
- Data – Presents the relevant quantitative and qualitative information used to evaluate existing conditions and projected trends.
- Analysis – Evaluates the data, identifies key findings, and assesses how conditions align with statutory requirements and community objectives.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:

II. How We Live

Element:

Housing Element

Florida Statute:

163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"... the housing element shall be based on data and analysis ... which shall include the number and distribution of dwelling units by type."

Data:

Housing Units by Type, 2023 Estimates

Housing Type	Total	Percent
Single Family (1 attached/detached)	30,515	43.2%
Multi-family (2 or more)	39,718	56.2%
Mobile Home	413	0.6%
Other	0	0.0%
All	70,646	100.0%

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Analysis:

In 2023, Gainesville's housing stock consisted of approximately 70,646 dwelling units, with *multifamily* units comprising the majority at 56.2% and *single family attached and detached* units accounting for 43.2%. *Mobile homes* represented a minimal share of the housing stock at 0.6%, with no measurable units categorized as *other*. The prominence of multifamily housing reflects Gainesville's role as a major university city and regional employment center, which has historically generated strong demand for rental housing and higher density residential development. This demand, combined with a relatively high share of renters and smaller household sizes, has contributed to a housing stock that relies more heavily on multifamily units than many peer communities.

Comprehensive Planning Implications:

This housing mix highlights the importance of providing a variety of housing options that serve residents at different stages of life and with different lifestyles. The GOPs respond to these conditions by supporting policies that expand housing choice and encourage a broader range of housing types throughout the city. While apartments and other multifamily housing will continue to represent an important component of Gainesville's housing supply, additional housing options such as townhomes, smaller single-family homes, and accessible housing can help meet the needs of families, seniors, and long-term residents as their needs change. By supporting a wider range of housing types in appropriate locations, the GOPs help strengthen neighborhoods, promote housing stability, and support opportunities for residents to live, work, and age in place within the community.

Chapter:

II. How We Live

Element:

Housing Element

Florida Statute:

163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"... the housing element shall be based on data and analysis ... which shall include the number and distribution of dwelling units by ... tenure."

Data:

Dwelling Units by Tenure, 2023 Estimates

Tenure	Total	Percent
Owner-Occupied	24,819	37.9%
Renter-Occupied	40,757	62.1%
All	65,576	100.0%

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Analysis:

In 2023, renter-occupied housing made up the majority of Gainesville's occupied housing stock, accounting for 62.1% of households, while owner-occupied units represented 37.9%. This tenure pattern reflects Gainesville's history as a college town with a large student population, a younger workforce, and a housing market that has historically delivered a high share of rental units, particularly near campus and major employment and activity centers.

Comprehensive Planning Implications:

This balance between renting and owning highlights the importance of maintaining both rental and homeownership opportunities in Gainesville. The GOPs support policies that preserve rental housing options while also expanding opportunities for residents who wish to purchase a home and remain in the community over the long term. By supporting both forms of housing, the GOPs help promote housing choice and contribute to more stable neighborhoods as residents' needs change over time.

Chapter:

II. How We Live

Element:

Housing Element

Florida Statute:

163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"... the housing element shall be based on data and analysis ... which shall include the number and distribution of dwelling units by ... age."

Data:

Dwelling Units by Year Built, 2023 Estimates

Year Built	Total	Percent
2010 or after	8,693	12.3%
2000 – 2009	11,457	16.2%
1990 – 1999	8,377	11.9%
1980 – 1989	15,139	21.4%
1970 – 1979	11,182	15.8%
1960 – 1969	6,805	9.6%
1950 – 1959	4,107	5.8%
1940 – 1949	2,840	4.0%
1939 or earlier	2,046	2.9%
Total	70,646	100%

Source: U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates

Analysis:

Gainesville's housing inventory reflects a community that experienced its most significant period of growth in the late twentieth century. A large share of homes were built during the 1970s and 1980s, with steadier but more moderate development in the decades since. Compared to Florida as a whole, which added significant housing during the 2000s and 2010s in response to rapid population growth and migration into the state, Gainesville's housing stock is older and includes a smaller share of recently built units. This pattern reflects Gainesville's role as a stable university centered community rather than a rapidly expanding coastal or suburban market.

Comprehensive Planning Implications:

The age distribution of Gainesville's housing stock highlights the importance of both maintaining established neighborhoods and accommodating new growth. Because many homes were built several decades ago, the GOPs support continued reinvestment, rehabilitation, and modernization of existing housing to help ensure these homes remain safe and functional over time. At the same time, the GOPs support new housing through appropriate infill and redevelopment in locations where infrastructure and neighborhood context can accommodate additional development. By addressing both existing homes

and future housing opportunities, the GOPs help ensure that Gainesville's housing supply remains resilient and able to meet the needs of residents as the community continues to evolve.

Chapter:
II. How We Live

Element:
Housing Element

Florida Statute:
163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the housing element shall be based on data and analysis ... which shall include the number and distribution of dwelling units by ... rent"

Data:
Dwelling Units by Monthly Gross Rent, 2023 Estimates

Monthly Gross Rent	Total	Percent
$199 or less	0	0.0%
$200 - $299	0	0.0%
$300 - $499	0	0.0%
$500 - $749	1,445	3.5%
$750 - $999	7,874	19.3%
$1,000 - $1,499	14,862	36.5%
$1,500 - $1,999	11,952	29.3%
$2,000 - $2,499	2,200	5.4%
$2,500 - $2,999	842	2.1%
$3,000 - $3,499	0	0.0%
$3,500 or more	250	0.6%
No Cash Rent	853	2.1%
Total	40,757	100%

Source: U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates

Analysis:
The distribution of monthly gross rents indicates that Gainesville's rental market is concentrated in the $1,000 to $1,999 range, which accounts for more than two thirds of all renter occupied units. The largest single share of unit rents for $1,000 to $1,499 per month, followed by units in the $1,500 to $1,999 range. Units renting below $750 per month represent a very small portion of the overall market, and there are virtually no units below $500 per month. At the upper end, rents above $2,000 account for a modest but notable share of the inventory. Overall, the data reflect a rental market centered on moderate to higher price points, with limited availability at the lowest rent levels.

Comprehensive Planning Implications:
This rent structure highlights the importance of the GOPs that support the preservation of existing affordable units, the development of income restricted housing, and a broader mix of housing types and

price points across the city. Because lower cost rental units remain limited, these policies play an important role in maintaining housing access for very low, low, and moderate income households. By coordinating land use policy, development regulations, and housing programs, the GOPs help support a more balanced rental market while accommodating future growth.

Chapter:
II. How We Live

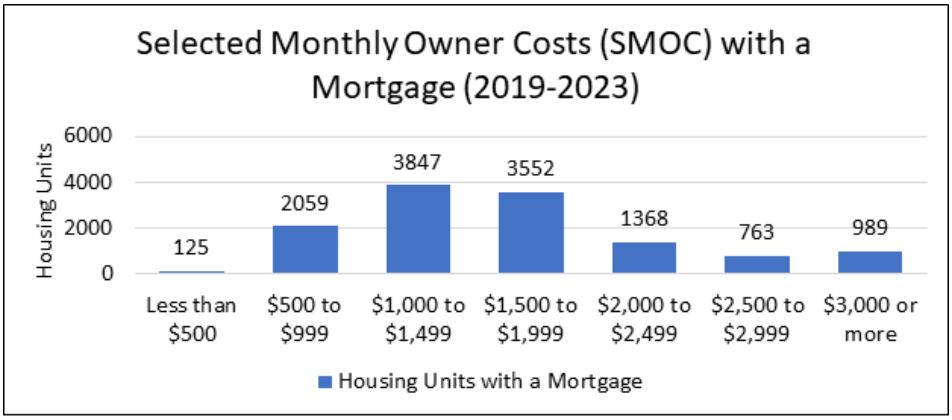
Element:
Housing Element

Florida Statute:
163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the housing element shall be based on data and analysis ... which shall include the number and distribution of dwelling units by ... monthly cost of owner-occupied units"

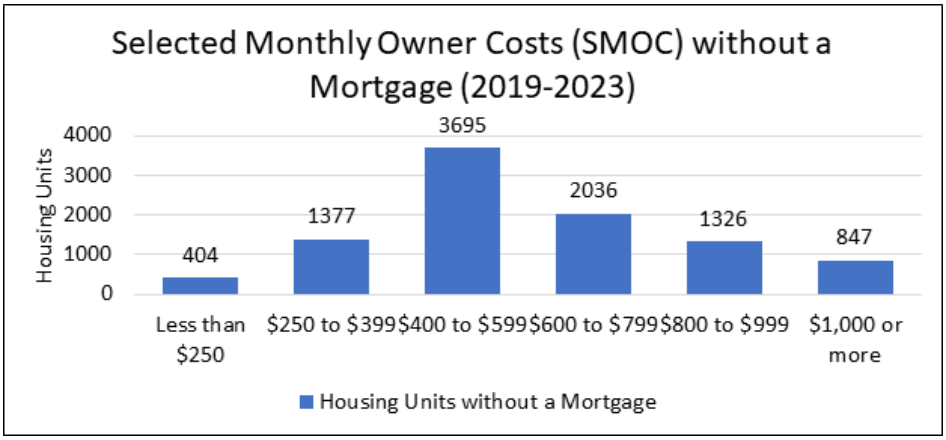
Data:

Owner Households by Monthly Housing Costs (With a Mortgage), 2023 Estimates



Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Owner Households by Monthly Housing Costs (Without a Mortgage), 2023 Estimates



Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Analysis:

The 2023 ACS data show a clear distinction in monthly housing costs between owner-occupied households with and without a mortgage. Among mortgaged owner-occupied households, costs are concentrated between $1,000 and $1,999 per month, with the largest share in the $1,000 to $1,499 range. Additionally, a substantial number of mortgaged households have monthly costs exceeding $2,000, including nearly 1,000 households paying $3,000 or more. In contrast, owner-occupied households without a mortgage are concentrated at lower cost tiers, primarily between $400 and $799 per month, although several hundred still report costs above $1,000, likely due to a combination of taxes, insurance, utilities, and maintenance. Overall, the data shows a clear divide in the homeownership market: households with a mortgage generally face much higher monthly costs, while those without a mortgage have lower monthly expenses but still incur ongoing costs such as taxes, insurance, and maintenance.

Comprehensive Planning Implications:

The GOPs respond to these conditions by supporting a range of homeownership opportunities across different price points, including housing types that may help reduce overall monthly costs. The policies also support programs that help existing homeowners remain in their homes over time, particularly those on fixed incomes, through assistance with maintenance, rehabilitation, and other ongoing housing needs. Continued monitoring of owner housing cost trends will help ensure that housing policies remain responsive to changing conditions.

Chapter:

II. How We Live

Element:

Housing Element

Florida Statute:

163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"... the housing element shall be based on data and analysis ... which shall include the number and distribution of dwelling units by ... rent or cost to income ratio"

Data:

Gross Rent as a Percentage of Household Income, 2023 Estimates

Gross Rent as a Percentage of Income	Total Number of Households	Percentage of Total Households
Less than 30%	10,639	26.1%
30-49.9%	12,570	30.8%
50% or More	15,013	36.8%
Total – Not Computed	2,535	6.2%
TOTAL	40,757	100.0%

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Owner Costs as a Percentage of Household Income, 2023 Estimates

Owner Cost as a Percentage of Income	Total Number of Households	Percentage of Total Households
With a Mortgage		
Less than 30%	9,850	39.9%
More than 30%	4,748	19.2%
Sub-total	14,598	59.1%
Without a Mortgage		
Less than 30%	8,815	35.7%
More than 30%	1,296	5.2%
Sub-total	10,111	40.9%
TOTAL	24,709	100.0%

Note: Isolated data regarding owner-occupied households which spend more than 50% of their income on housing is not available.

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Analysis:

As shown in the preceding tables, housing cost burden is a significant issue for renters in Gainesville. In 2023, more than two thirds of renter households spent over 30% of their income on housing, and 36.8% spent 50% or more. This indicates that a large share of renters may have limited income remaining for basic needs such as food, healthcare, transportation, and education. In contrast, owner-occupied households generally experienced lower levels of cost burden, particularly those without a mortgage. However, nearly one in five owner-occupied households with a mortgage still spend more than 30% of their income on housing, showing that cost pressures are not limited to renters. Overall, the data demonstrates a clear difference in affordability outcomes by tenure, with renters facing substantially higher cost burden rates than homeowners.

Comprehensive Planning Implications:

These findings highlight the importance of policies that improve housing affordability for renters, who experience the highest levels of housing cost burden in Gainesville. The GOPs support efforts to expand and preserve rental housing that is affordable to very low, low, and moderate income households, while also encouraging a broader range of housing options across different price points. The policies also support housing assistance programs that help renter households manage housing costs and remain in their homes. In addition, the GOPs support programs that help homeowners address ongoing housing expenses and maintain their homes over time. Together, these approaches help improve housing access and promote greater housing stability across the community.

Chapter:
II. How We Live

Element:
Housing Element

Florida Statute:
163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the housing element shall be based on data and analysis ... [which] shall show the number of dwelling units that are substandard."

Data:

Substandard Housing, 2023 Estimates

Indicator of Substandard Housing	Total	Percentage
Overcrowded (1.01 of More Persons Per Room)	1,230	1.9%
No Fuel Used	0	0.0%
Lacking Complete Kitchen Facilities	622	0.9%
Lacking Complete Plumbing Facilities	280	0.4%

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Analysis:
In 2023, most housing in Gainesville met basic standards, but a small share of units showed signs of substandard conditions. About 1.9% of housing units were overcrowded, meaning more than one person per room, while smaller percentages lacked complete kitchen facilities (0.9%) or complete plumbing facilities (0.4%). No units were reported as lacking fuel for heating or cooking. While these conditions affect a relatively small portion of the overall housing stock, they represent households experiencing real challenges related to space, functionality, and basic living conditions, which can have implications for health, safety, and overall quality of life of their occupants.

Comprehensive Planning Implications:
Although only a small share of housing units show signs of substandard conditions, the GOPs emphasize maintaining safe and functional housing throughout Gainesville. The policies support ongoing code enforcement, housing rehabilitation programs, and reinvestment in older neighborhoods to address issues such as overcrowding and missing facilities. Together, these efforts help preserve the quality of the city's housing stock and support healthy, livable neighborhoods.

Chapter:

II. How We Live

Element:

Housing Element

Florida Statute:

163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"The data and analysis shall also include … a projection of the anticipated households by size"

Data:

Projected Number of Households by Size (2025 – 2050)

Year	2025	2030	2035	2040	2045	2050
Functional Population	152,936	159,756	164,881	168,334	171,098	173,115
Average Household Size	2.47	2.47	2.47	2.47	2.47	2.47
Number of Households	61,954	64,716	66,792	68,191	69,311	70,128

Note: See supplemental document to ImagineGNV titled, '*ImagineGNV 2025-2025 Population Estimates & Projections Report*' for how the City's functional population (i.e., the sum of both permanent and seasonal residents) and average household size was derived and projected.

Analysis:

Between 2025 and 2050, Gainesville is projected to see steady growth in the number of households, increasing from approximately 62,000 to more than 70,000. These projections assume an average household size of about 2.47 persons per household, which is lower than Florida's statewide average. However, this smaller household size is consistent with Gainesville's large student population, higher share of renters, and greater prevalence of apartments and other multifamily housing, all of which tend to be associated with fewer people per household. Even with household size remaining stable at this lower level, population growth alone is expected to result in a substantial increase in the number of households, indicating continued demand for additional housing units over the planning horizon.

Comprehensive Planning Implications:

The GOPs respond to these projections by supporting policies that ensure Gainesville's housing supply can accommodate future household growth. The policies encourage housing development in appropriate locations while promoting a range of housing types that reflect the city's smaller household sizes. By supporting additional housing opportunities and allowing a mix of housing options, the GOPs help meet future demand while maintaining compatibility with existing neighborhoods.

Chapter:

II. How We Live

Element:

Housing

Florida Statue:

163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"The data and analysis shall also include … a projection of the anticipated households by … income range"

Data:

Projected Households by Income Range, 2025 - 2050

Household Income Range	2025	2030	2035	2040	2045	2050
Less than or equal to 30% of AMI	13,372	13,722	13,854	13,960	14,181	14,306
Greater than 30% but less than or equal to 50% of AMI	9,799	10,135	10,335	10,478	10,644	10,752
Greater than 50% but less than or equal to 80% of AMI	12,683	13,186	13,529	13,763	13,987	14,141
Greater than 80% but less than or equal to 100% of AMI	5,712	5,966	6,154	6,283	6,386	6,461
Greater than 100% of AMI	20,388	21,708	22,920	23,707	24,114	24,468
TOTAL	61,954	64,716	66,792	68,191	69,311	70,128

Note: The methodology used to calculate these numbers included calculating and applying the percentage growth utilized by the Shimberg Center for Housing Studies in their 'Household Projections by Tenure, Income (% AMI) and Cost Burden, 2010-2050 (Detail)' table to the City's projected functional households.

Source: City of Gainesville, Shimberg Center for Housing Studies, 2025.

Analysis:

Between 2025 and 2050, Gainesville is projected to add 8,174 households, an increase of approximately 13%. Growth occurs in every income category, but it is concentrated in higher-income households. Households earning more than 100 percent of AMI increase by 4,080, accounting for roughly half of all projected household growth and remaining the largest income group throughout the planning horizon. Middle-income households, particularly those earning between 50% and 80% of AMI, also grow steadily, adding 1,458 households. In contrast, households at or below 30% of AMI increase by 934 households, representing modest growth and a slight decline in their overall share of total households. Overall, the projections indicate that future housing demand will expand across the full income spectrum, with the most significant growth occurring among higher-income households, while the continued increase in very low-income households underscores the need to maintain targeted affordability strategies.

Comprehensive Planning Implications:

These projections indicate that future housing demand in Gainesville will occur across a wide range of income levels. The GOPs respond by supporting a housing strategy that accommodates market rate demand while also expanding and preserving housing affordable to very low, low, and moderate income households. The policies encourage a sufficient supply of housing across a range of types and price points while supporting programs and incentives that help preserve existing affordable units. They also promote coordination between housing programs, funding sources, and land use policies to help ensure that projected household growth across the income spectrum can be accommodated.

Chapter:

II. How We Live

Element:

Housing

Florida Statue:

163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"The data and analysis shall also include … a projection of the anticipated households by … age of residents"

Data:

Projected Population by Age, 2025 - 2050

Age	2025	2030	2035	2040	2045	2050
0-4	6,505	5,524	4,791	4,052	4,129	4,188
5-9	5,685	5,500	4,796	3,947	3,968	4,050
10-14	5,947	7,115	6,689	5,663	5,550	5,594
15-19	15,324	15,814	16,056	15,975	16,037	16,050
20-24	34,666	36,438	37,677	39,494	40,202	40,390
25-29	13,326	11,688	12,971	13,394	13,833	14,096
30-34	6,750	4,413	4,875	5,468	5,298	5,488
35-39	8,908	8,711	6,336	4,634	4,953	4,722
40-44	7,905	8,994	5,034	2,679	2,736	2,924
45-49	6,569	8,245	9,358	9,037	8,616	8,894
50-54	5,938	7,071	9,078	10,267	9,331	8,870
55-59	5,790	6,381	7,991	9,999	10,384	9,400
60-64	6,630	6,244	7,137	8,431	9,607	9,961
65-69	6,590	6,717	6,544	7,179	7,860	8,971
70-74	5,993	6,801	7,165	6,710	6,865	7,506
75+	10,411	14,100	18,383	21,406	21,728	22,012
Total	152,936	159,756	164,881	168,334	171,098	173,115

Note: The methodology used to calculate these numbers included calculating and applying the percentage growth utilized by the Shimberg Center for Housing Studies in their 'Population by Age Projections, Total (Permanent + Institutional), 2010-2050' table to the City's projected functional population.

Source: City of Gainesville, Shimberg Center for Housing Studies, 2025.

Analysis:

Between 2025 and 2050, Gainesville's total population is projected to increase from 152,936 to 173,115, a gain of approximately 20,179 residents, or about 13%. Growth is not evenly distributed across age groups. The most significant increase occurs among residents age 75 and older, which more than doubles from 10,411 to 22,012, representing the fastest growing segment of the population. Residents ages 60 to 69 also grow steadily over the planning horizon. In contrast, the population of young children ages 0 to 9 declines overall compared to 2025 levels, and several working-age cohorts, particularly ages 30 to 44, show notable decreases by 2050. The 20 to 24 age group remains the largest single cohort and continues to grow, reflecting Gainesville's role as a university-centered community. Overall, the projections indicate an aging population structure, continued strength in young adult cohorts, and relative stagnation or decline in certain mid-career age groups.

Comprehensive Planning Implications:

These projections highlight the need for housing policies that respond to Gainesville's changing age structure. The GOPs support housing options that meet the needs of both younger residents and an aging population, including rental housing near employment and education centers and accessible housing that allows older residents to remain in their homes and neighborhoods as they age. The policies also support a range of housing types and affordability levels so that projected household growth across different age groups can be accommodated. Together, these approaches help ensure that Gainesville's housing supply remains responsive to the needs of residents at different stages of life.

Chapter:

II. How We Live

Element:

Housing

Florida Statue:

163.3177(6)(f)(2) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"The data and analysis shall also include … the minimum housing need of the current and future residents of the jurisdiction."

Data:

Projected Minimum Housing Needs of Current and Future Households (2025 – 2050)

Year	2025	2030	2035	2040	2045	2050
Number of Households / Minimum Housing Units Needed	61,954	64,716	66,792	68,191	69,311	70,128
Current Number of Housing Units: 70,646 (2023)						
Surplus / (Deficit) Under Current Inventory	8,692	5,930	3,854	2,455	1,335	518

Source: City of Gainesville, U.S. Census Bureau, 2023 American Community Survey 1-Year and 5-Year Estimates

Analysis:

While the City's overall housing inventory appears sufficient to accommodate projected household growth through 2050, this conclusion is largely a function of total unit count rather than the suitability or accessibility of those units to meet actual household needs. As demonstrated throughout this analysis, future housing demand in Gainesville will not be defined solely by quantity, but by the type, location, and affordability of housing available.

Over the planning horizon, demand will continue to be driven by smaller households, a high share of renters, and the City's role as a university and employment center, which will sustain the need for multifamily housing and smaller unit types. At the same time, projected growth in older populations will increase demand for accessible, age-friendly housing that supports aging in place. Moderate growth in families and middle-income households will also require a broader range of ownership opportunities, including townhomes and smaller single-family homes.

Most importantly, the data indicates a continued and growing need for housing that is affordable to very low-, low-, and moderate-income households. Despite a raw surplus in housing numerically, limited availability of lower-cost units and high levels of cost burden among renters demonstrate that existing supply does not fully align with community needs. As a result, future housing production must not only keep pace with population growth but also address gaps in affordability and housing diversity.

In practical terms, this means that future housing in Gainesville will need to include a balanced mix of market-rate and income-restricted units, a wider range of housing types beyond traditional apartments, and continued reinvestment in existing housing stock. Without this alignment, the City risks maintaining a structural mismatch between available housing and the needs of its residents.

Comprehensive Planning Implications:

These findings reinforce the importance of policies that support a continued and balanced housing supply as Gainesville grows. The GOPs encourage housing opportunities across a range of types and price points so that future household growth can be accommodated while also responding to the diverse housing needs of residents. The policies support the preservation and improvement of existing housing and encourage new housing in appropriate locations where infrastructure and community context can support additional development. Because housing need is influenced by factors such as affordability, housing type, and location, the GOPs also support continued monitoring of housing conditions and the use of more detailed housing studies to inform future policy decisions. Together, these approaches help ensure that Gainesville's housing supply remains aligned with the needs of current and future residents, supports housing stability, and promotes equitable access to safe and attainable housing across the city.

DATA & ANALYSIS

HOW WE BUILD

Future Land Use Element

Introduction.

The Future Land Use Element of the HOW WE BUILD Chapter sets the long-term vision for how land within the city will develop and evolve through ImagineGNV's 2050 planning horizon. Through the Future Land Use Map (FLUM) and its associated goals, objectives, and policies (GOPs), it directs where different types of development should occur, the intensity of that development, and how land uses should relate to one another. In practice, the Element provides the policy framework for managing growth, coordinating infrastructure investment, protecting natural resources, supporting redevelopment, and promoting compatible, well-planned development patterns.

Section 163.3177, Florida Statutes, requires that each comprehensive plan element be based upon relevant and appropriate 'data and analysis' to support its GOPs. More specifically, Section 163.3177(6)(a)2, Florida Statutes, identifies the subject areas that must be evaluated, including existing and projected land use patterns, population projections, environmental conditions, redevelopment opportunities, and other land use related considerations. As a result, this Data and Analysis report is structured to directly respond to those statutory requirements and to clearly demonstrate how the Element is supported by factual findings.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan Update, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the citation for the applicable statutory provision.
- Statutory Requirement – States the specific data and analysis requirement identified in Florida Statutes.
- Data – Presents the relevant quantitative and qualitative information used to evaluate existing conditions and projected trends.
- Analysis – Evaluates the data, identifies key findings, and assesses how conditions align with statutory requirements and community objectives.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statute:
163.3177(6)(a)2.a (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the amount of land required to accommodate anticipated population growth."

Data:
To determine the amount of land needed to accommodate the City's population growth, the City first established both its current population estimate and its projected population through the 2050 planning horizon. The methodology and results of this effort are identified in the supplemental document to ImagineGNV, titled *ImagineGNV 2025-2050 Population Estimates & Projections Report.* With both the current estimate and future projections established, the City then evaluated whether the remaining capacity within the adopted Future Land Use Map (FLUM), as shown in Future Land Use Map at the end of this document, is sufficient to accommodate the projected increase in population. To do this, the City conducted a carrying capacity analysis, which estimates the amount of development that could occur on remaining buildable land under existing future land use designations and compares that potential to future population projections.

To conduct such an analysis, the City undertook the following steps:

1. Establish Total FLUM Acreage.
   Using GIS data, the City first calculated the total acreage of land within the City by each Future Land Use Map (FLUM) designation, establishing a complete and accurate baseline of the City's land supply.

2. Identify Vacant Land by FLUM Category.
   The City then identified vacant parcels within each FLUM designation using Alachua County Property Appraiser data, focusing on parcels assigned a property use code of "Vacant or Non-Agriculture." Each parcel was then reviewed using aerial imagery to verify that it was not in active use; parcels determined to be developed or otherwise utilized were removed from the vacant land inventory to ensure that only vacant lands were included.

3. Remove Areas Covered by Wetlands to Determine Net Buildable Area.
   Wetlands, as identified by the National Wetlands Inventory (NWI), were overlaid onto the vacant land inventory to identify environmentally constrained areas unlikely to support development. Wetland acreage was then subtracted from total vacant acreage within each FLUM category to determine net buildable land, representing land reasonably suitable for development.

4. Apply Maximum Permitted Residential Densities
   For each FLUM category that permits residential development, the City applied the maximum allowable residential density to the corresponding vacant upland acreage to estimate the theoretical dwelling unit yield permitted under the adopted FLUM.

5. Adjust for Development Constraints
   To produce a more realistic estimate of development capacity, a density adjustment factor was applied to each FLUM category. Although FLUM designations establish maximum allowable densities, development rarely occurs at those levels due to site constraints, market conditions, infrastructure availability, and other regulatory considerations. The adjustment factors are derived from the *Suwannee River Water Management District Small-Area Population Projection Methods and Results for Alachua County*, dated August 19, 2025 and are generally based on their research of historic development patterns, using the median density of recent development as a proxy for future conditions. In cases where sufficient historic data was not available or not representative, a default factor of 0.75 was applied. In practice, this means the theoretical maximum density is scaled down to better reflect how land is likely to develop; for example, if a FLUM category allows up to 20 dwelling units per acre but recent development has occurred at around 10 units per acre, a factor of 0.50 is applied. This ensures the analysis reflects typical development outcomes rather than assuming full buildout at maximum density.

6. Estimate Potential Dwelling Units
   The adjusted densities were used to calculate the total number of dwelling units that could be accommodated within each FLUM category and across the City as a whole, translating available land into residential capacity.

7. Incorporate Remaining Entitled Planned Unit Developments
   Because the potential dwelling units associated with Planned Unit Developments (PUDs), unlike parcels with conventional FLUM designations, are project specific, the City separately evaluated individual PUDs that contain vacant land and therefore retain remaining development potential on undeveloped property. PUDs that are fully developed or substantially built out were excluded from this analysis, even where unused entitlements may remain, because this assessment is limited to the remaining capacity of the Future Land Use Map (FLUM) on vacant land and does not consider redevelopment scenarios. For each applicable PUD, the maximum number of dwelling units permitted under the adopting ordinance was compared to the number of units developed, as reflected in the most recent Alachua County Property Appraiser parcel shapefile. The difference between these figures was used to estimate the number of remaining entitled units. *Note: These estimates are intended solely to inform this analysis and should not be relied upon for site-specific or regulatory determinations.*

8. Combine Potential Dwelling Units with Planned Unit Developments

The dwelling units estimated from vacant land featuring conventional FLUM designations were combined with the remaining entitled units from PUDs to produce a total estimate of residential capacity under the adopted FLUM.

9. Convert Dwelling Units to Population Capacity
   The total estimated dwelling units were converted to population capacity using an average household size of 2.47 persons per unit, as established in the *ImagineGNV 2025-2050 Population Estimates & Projections Report*, allowing the results of the carrying capacity analysis to be directly compared to projected population growth.

10. Compare Capacity to Projected Population
    Finally, the estimated population capacity was compared to the projected population increase through the 2050 planning horizon to determine whether the City has sufficient land available to accommodate anticipated growth.

The results of this analysis can be found in Appendix (A). Future Land Use Map Carrying Capacity Determination.

Analysis:

The results of the carrying capacity analysis indicate an estimated capacity for approximately 21,931 dwelling units, including approximately 20,331 units on vacant upland and approximately 1,600 units associated with remaining entitlements in approved PUDs that contain vacant land. This capacity is distributed across a range of land use categories, including traditional residential areas and mixed-use and higher intensity areas. A substantial portion of the total capacity is located within higher density mixed-use areas, which accommodate a large number of units on relatively limited acreage. When converted using an average household size of 2.47 persons per unit, this capacity is sufficient to accommodate the City's projected population through the 2050 planning horizon.

These results indicate that, at a high level, the City maintains an adequate supply of land to support anticipated growth. The distribution of capacity across multiple land use categories supports a range of housing types and development patterns, providing flexibility in how future growth may occur. The presence of capacity within higher density and mixed-use areas also indicates that a portion of future growth is expected to occur in more compact, urban forms, consistent with broader planning objectives related to efficiency, compatibility, and land use integration.

At the same time, these findings represent an estimate of development potential and remain subject to several limitations. While the analysis excludes wetlands and applies a density adjustment factor that reflects typical development patterns, including the effects of market conditions, site constraints, and other practical considerations observed over time, it does not explicitly account for parcel-specific conditions, infrastructure timing and capacity, regulatory constraints beyond base land use, or individual property owner intent. In addition, redevelopment potential within already developed areas is not considered. As a result, actual development yield may differ from the estimates presented, and ongoing monitoring of development activity will be necessary to ensure that sufficient capacity remains available over time.

At the same time, this analysis is limited to the physical capacity of land to accommodate residential development and does not evaluate whether future housing units will align with the economic characteristics or needs of the City's population. While the methodology estimates the number of units that could be developed under existing Future Land Use Map designations, it does not account for the price points at which those units may be delivered or the extent to which they will be attainable to households across varying income levels. As a result, the presence of sufficient land capacity does not, on its own, ensure that future development will fully meet the City's broader housing needs. These considerations are addressed in greater detail within the Housing Element, which evaluates affordability, cost burden, and the relationship between housing supply and household income.

Comprehensive Planning Implications:

The analysis indicates that sufficient land exists, at a high level, to accommodate the City's projected population through 2050. However, the extent to which this capacity is realized will depend on how land use, zoning, infrastructure, and development conditions align over time. The GOPs of this Element provide the framework to guide that alignment by supporting a range of housing types, directing where and how growth occurs, and ensuring that infrastructure and regulatory standards are coordinated with development. The GOPs also emphasize the need to monitor land supply and development activity over time, allowing the City to respond to changing conditions and maintain an adequate and functional land supply to accommodate future growth.

Chapter:

III. How We Build

Element:

Future Land Use Element

Florida Statute:

163.3177(6)(a)2.b (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:

"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the projected permanent and seasonal population of the area."

Data:

Estimated and Projected Permanent and Seasonal Population, 2026.

Projected Population[1]	2025	2030	2035	2040	2045	2050
Permanent	152,282	159,072	164,175	167,614	170,366	172,374
Seasonal	654	684	706	720	732	741
Functional	152,936	159,756	164,881	168,334	171,098	173,115

Source: ImagineGNV 2025-2050 Population Estimates & Projections Report

Analysis:

As documented in the supplemental document to ImagineGNV titled, *ImagineGNV 2025-2050 Population Estimates & Projections Report*, the City of Gainesville is projected to gain 20,092 new permanent residents and 87 seasonal residents, for a total increase of 20,179 residents by 2050. This represents an increase of approximately 13% over the 2025 baseline population. According to population projections prepared by the University of Florida's Bureau of Economic and Business Research (BEBR), Alachua County is expected to experience population growth of approximately 15.6% over the same period, increasing from 298,485 residents to an estimated 345,200 residents. While these growth rates represent a meaningful increase in population, they remain lower than the growth projected for the State of Florida overall, which BEBR projects will increase from 23,379,261 to 28,250,100 residents by 2050, representing an increase of approximately 20.8%.

Comprehensive Planning Implications:

The GOPs contained within the Comprehensive Plan are intended to guide how the City plans for and accommodates future growth. Gainesville is expected to continue growing in both population and development over time. The GOPs help ensure that this growth occurs in a coordinated and thoughtful manner that supports the City's long-term vision. Together, they provide direction for land use decisions, infrastructure planning, and community development so that Gainesville can accommodate projected population growth while maintaining and improving the quality of life for both current and future residents.

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statute:
163.3177(6)(a)2.c (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the character of undeveloped land."

Data:
See map titled 'Vacant Lands' found at the end of this report.

Analysis:
As shown in the Vacant Lands Map and the carrying capacity analysis in Appendix (A), undeveloped land within the City is limited and not evenly distributed. Of the City's roughly 37,500 acres, just over 2,000 acres remain vacant, and even less is considered buildable once wetlands are removed. Most of this remaining land is found in lower-density residential categories. Residential Low has the largest amount of vacant acreage, followed closely by Single Family, which suggests that much of what is left is suited for conventional neighborhood development, often at the edges of existing areas or within partially built subdivisions. Industrial lands also make up a significant share of vacant acreage, but these areas are intended for employment uses such as manufacturing, warehousing, and distribution, not housing. Higher intensity and mixed-use categories, while allowing more development per acre, contain comparatively less vacant land.

Taken together, this means the City does not have large, concentrated areas of vacant land remaining, and what is left is split between residential and employment-oriented uses, with smaller pockets of higher-intensity land. In practical terms, some growth can still occur on vacant land, particularly in lower-density areas, but the limited supply suggests that over time, a larger share of development will need to occur through infill and redevelopment within the existing urban area.

Comprehensive Planning Implications:
As the City continues to mature and opportunities for greenfield development become more limited, the efficient use of existing land, infrastructure, and public services will become increasingly important in accommodating future growth. The GOPs contained throughout this Plan, and particularly within the Future Land Use Element, reflect these conditions by emphasizing redevelopment and infill in areas where existing infrastructure, access to services, and permitted densities can support additional development, as guided through policy and the FLUM.

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statute:
163.3177(6)(a)2.d (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the availability of water supplies, public facilities, and services."

Data:
As discussed throughout ImagineGNV, the City of Gainesville is currently served by a robust network of public facilities and services. Those most relevant for comprehensive planning purposes are identified below:

- Potable Water & Wastewater: The FLUM directs the highest densities and intensities of development to areas where potable water and wastewater infrastructure are available or planned to be extended, ensuring that urban growth occurs in locations with adequate utility capacity to support more compact and intensive development. More detailed information on these systems can be found in the Infrastructure Element of this report.

- Stormwater: The City continues to invest in maintaining and upgrading existing stormwater drainage infrastructure throughout the city. More detailed information on this system can be found in the Infrastructure Element of this report. Some examples of major projects that the City and GRU have completed or are underway which benefit communities across Gainesville include:
    - Duval Stormwater Park (Credit Basin);
    - Lake Forest Creek Watershed Management Plan;
    - Depot Stormwater Park (Credit Basin);
    - Springhill Stormwater Park (Credit Basin);
    - Sweetwater Wetlands Park;
    - Recent roadway improvements include SE 4th Street, NE 9th Avenue, and NE 10th Avenue; and
    - Main Street Water Reclamation Facility upgrade

- Solid Waste: Solid waste generated within the City of Gainesville is managed through a regional system coordinated by Alachua County Board of County Commissioners. The City does not operate a municipal landfill. Instead, solid waste collected within the City is transported to the Leveda Brown Environmental Park and Transfer Station, where it is consolidated and prepared for transport. From there, waste is hauled to the New River Regional Landfill, a permitted regional facility located outside of the City and County. More detailed information on this system can be found in the Infrastructure Element of this report.

- Transportation: The City's most dense and intense areas, including Downtown, Midtown, and areas surrounding the University of Florida, are designed and regulated to support walkability, bicycle use, and transit access, reflecting the high concentration of residents, students, employment, and activity in these areas. In contrast, lower density and intensity areas, particularly those located on the western side of Gainesville, are generally planned with a greater emphasis on automobile travel while still incorporating bicycle and pedestrian facilities that support multimodal mobility. For more information on this system, please see the Transportation Mobility Element.
- Public Schools: The FLUM helps guide where residential growth may occur within the City, which in turn informs planning for public school capacity and facility needs. By directing housing to areas that can be supported by existing or planned infrastructure, the City helps coordinate future development with the long-term planning efforts of the School Board of Alachua County to ensure adequate educational facilities are available to serve Gainesville residents. More detailed information on this system can be found in the Intergovernmental Coordination Element of this report.
- Parks and Recreation: The location and intensity of residential development shown on the FLUM help shape the demand for recreational facilities throughout the city. As Gainesville grows, the distribution of housing and population helps inform where new facilities may be needed and where improvements to existing facilities may be appropriate to ensure residents continue to have convenient access to recreational opportunities. More detailed information on this system can be found in the Recreation Element of this report.

Analysis:

These public facilities and service providers operate under adopted level of service standards, defined service areas, and the City's capital improvement program that guides how infrastructure is maintained, upgraded, and expanded over time. Utility master plans, transportation system plans, school planning data, and capital schedules provide the technical foundation for understanding existing capacity and planned improvements. Collectively, this information demonstrates that Gainesville's core infrastructure systems are planned in an integrated manner to serve current residents and to accommodate anticipated growth within established service frameworks.

Comprehensive Planning Implications:

In practical terms, this coordination means that growth in Gainesville is directed to areas where infrastructure and public facilities either already exist or are planned to be in place. Land use designations are aligned with available utility capacity, transportation facilities, school planning data, and other public services so that development does not outpace infrastructure. Where additional capacity is needed, it is identified through the City's adopted capital improvement program and addressed through programmed investments. This integrated approach supports orderly growth, protects public health and safety, and ensures that future development remains consistent with adopted level of service standards and Section 163.3177, Florida Statutes.

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statute:
163.3177(6)(a)2.e (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the need for redevelopment, including the renewal of blighted areas"

Data:
Within Gainesville, redevelopment and infill are primarily concentrated in areas that have historically experienced slower or declining levels of private investment, particularly near Downtown Gainesville and portions of East Gainesville. To encourage reinvestment, the City has directed public funding toward infrastructure improvements, economic development initiatives, and neighborhood revitalization efforts. One key tool supporting these efforts is the Gainesville Community Reinvestment Area (GCRA), which evolved from the City's former Community Redevelopment Agency and uses tax increment financing to fund strategic investments within its designated reinvestment area (see Community Reinvestment Area map at the end of this report). In addition, the Comprehensive Plan and implementing regulations provide incentives intended to make redevelopment more feasible in targeted areas, including density and height bonuses, development and design flexibility, and the use of a regional stormwater system in certain locations.

Analysis:
Taken together, these programs, policies, and incentives create a coordinated framework that encourages reinvestment in areas where redevelopment is most needed. Public investment through the GCRA helps address infrastructure and market barriers, while land use policies and development incentives improve the feasibility of redevelopment projects. This combined approach helps support the reuse of underutilized properties and encourages additional private investment in targeted areas of the city.

Comprehensive Planning Implications:
The updated GOPs included in this Plan continue to support this coordinated approach by encouraging infill development and redevelopment in appropriate locations. Through the FLUM and supporting policies, the Plan reinforces the City's existing efforts to direct reinvestment toward areas where infrastructure, services, and community assets can support additional development while advancing neighborhood revitalization goals.

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Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statute:
163.3177(6)(a)2.e (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the elimination of nonconforming uses which are inconsistent with the character of the community."

Data:
The City has established procedures in the Land Development Code to address nonconforming uses that are inconsistent with current zoning or land use designations. These provisions limit the expansion or continuation of such uses and establish conditions under which they may be brought into compliance over time. In practice, situations involving nonconforming uses are typically addressed through the City's code enforcement process when they are identified within the community.

Analysis:
Together, these regulatory provisions and enforcement mechanisms provide the City with a framework for gradually reducing nonconforming uses and ensuring that land uses align more closely with adopted land use policies and zoning standards.

Comprehensive Planning Implications:
The updated GOPs of ImagineGNV continue to support the City's efforts to maintain compatibility between land uses by reinforcing the role of the Land Development Code and development review processes in addressing nonconforming uses and guiding development toward the character envisioned in the FLUM.

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statute:
163.3177(6)(a)2.f (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the compatibility of uses on lands adjacent to or closely proximate to military installations."

Data:
No military installations are currently located within or proximate to the City of Gainesville. The Military Lands layer from the Florida Geographic Data Library (FGDL) shows the closest military installation being Camp Blanding for the Florida National Guard in Clay County.

Analysis:
N/A

Comprehensive Planning Implications:
None

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statute:
163.3177(6)(a)2.g (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the compatibility of uses adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02."

Data:
The City of Gainesville is currently home to the Gainesville Regional Airport, which is located in northeast Gainesville, approximately 4 miles from Downtown. Gainesville Regional Airport is located near major regional transportation corridors, including State Road 222 (NE 39th Avenue) and State Road 24 (NE Waldo Road), providing convenient access for residents, visitors, and businesses across Alachua County and the surrounding region. Uses which are currently found adjacent to the airport are provided on the table below.

Adjacent Land Uses to the Gainesville Regional Airport, 2026

Direction	Adjacent Uses
North	Industrial, Light Manufacturing, and Office
East	Agriculture (Timber)
South	Public or Municipal Facilities
West	Vacant Public or Municipal Facilities

Source: Alachua County Property Appraiser

Analysis:
To protect the future use of land adjacent or within close proximity to the Airport, the City of Gainesville will maintain the adopted Land Development Regulations for Airport Facility (AF) zoning and the airport zoning overlay. Both the Airport Facility (AF) zoning and the airport zoning overlay provide for the safe operation of the Gainesville Regional Airport while protecting public health, safety, and welfare through land use compatibility and design guidelines. The AF zoning district maintains balance between local zoning standards and federal regulations while incorporating additional development plan review from the Gainesville-Alachua County Regional Airport Authority (GACRAA). The GACRAA reviews most all plans related to development with Airport Facility (AF) zoning to ensure harmony with the Airport Master Plan. To ensure land use compatibility with the surrounding area and provide airspace protection, the City will maintain the airport zoning overlay which establishes three zones of influence: the airport height notification zone, the airport runway protection zone, and the airport noise zone. These three zones of influence work together to balance the compatibility between the airport and adjacent uses.

Comprehensive Planning Implications:

ImagineGNV maintains existing GOPs to ensure compatibility of the Gainesville Regional Airport with surrounding land uses and vice-versa. The GOPs of the Transportation Mobility Element and Future Land Use Element provide for continued coordination with the GACRAA for future development at the Gainesville Regional Airport. Land development regulations contain compatibility standards for land uses and building/structure height for properties located within the Airport Zones of Influence and other zones prescribed in the Federal Aviation Regulations, consistent with Florida Statutes.

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statue:
163.3177(6)(a)2.h (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the discouragement of urban sprawl."

Data:
Chapter 163.3177(a).9.a., Florida Statutes, identifies 13 criteria used to evaluate whether a future land use element or amendment directly or indirectly encourages the proliferation of urban sprawl. In the analysis section that follows, each indicator is restated in italics, followed by an evaluation explaining how the provisions of the Future Land Use Element of ImagineGNV are not consistent with these criteria.

Analysis:

(I) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

ImagineGNV does not designate new areas for low density, single use expansion. Instead, the Future Land Use Element and the FLUM facilitate a mix of development patterns, including higher intensity, higher density, and mixed-use development in areas where infrastructure, services, and employment centers can support additional growth.

(II) *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

As demonstrated throughout this report, the City of Gainesville is largely urbanized and has a limited supply of undeveloped land suitable for development. Rather than encouraging outward expansion into rural areas to accommodate new growth, the City's planning framework emphasizes redevelopment and infill within the existing urbanized area through the incentives, policies, and regulations contained in ImagineGNV and implemented through the FLUM and Land Development Code.

(III) *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

ImagineGNV does not promote, allow, or designate urban development in urban sprawl-like patterns. To combat sprawl-like patterns of new development, ImagineGNV contains GOPs that promote connectivity and a multimodal approach to transportation mobility. Policies within the Transportation Mobility Element require cross-access connections between developments while discouraging dead-end streets and cul-de-sacs.

(IV) *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

ImagineGNV protects and conserves natural resources through the establishment of GOPs in the Conservation & Resilience Element and the Future Land Use Element, balancing the development of property with protection of natural resources to achieve a harmonious built environment. Gainesville's environmentally sensitive areas are afforded additional protection through buffering and separation requirements. New developments must also propose a level of natural features like trees, landscaping, and water infrastructure to achieve smart and sustainable growth.

(V) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

ImagineGNV protects adjacent agricultural areas and activities by maintaining the Agriculture (AGR) future land use category in the Future Land Use Element, which are lands appropriate for agricultural production and ancillary uses and allowing densities no greater than 1 unit per 5 acres. The AGR future land use category is suitable for agricultural activities like silviculture and farmlands. Agricultural areas and activities are further protected through compatibility buffers established in the land development regulations that require distancing and landscaping/vegetation depending on the adjacent future land use category.

(VI) *Fails to maximize use of existing public facilities and services.*

Throughout its elements, ImagineGNV aligns its GOPs to maximize the use of existing public facilities and services. The Future Land Use Element directs growth throughout the City to utilize and strengthen existing use of public facilities and services to achieve a strong, efficient city. For example, existing parks facilities, cultural programs, transportation infrastructure, stormwater systems, and more are planned to be utilized throughout the planning period. See Transportation Mobility Element, Infrastructure Element, and Recreation Element as examples.

(VII) *Fails to maximize use of future public facilities and services.*

ImagineGNV maximizes the use of future public facilities and services by coordinating the planned improvements outlined in the Capital Improvements Element, Transportation Mobility Element, Infrastructure Element, and Recreation Element with the GOPs of all other Elements to utilize those future facilities and provide greater service. Examples of this coordination include planning for residential and nonresidential development along major transportation corridors with improvements, full utilization of planned utility and infrastructure improvements by new development, and more.

(VIII) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable*

water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

ImagineGNV adequately plans for future land use patterns to support urban infill and redevelopment efforts and would not disproportionately increase the cost in time, money, and energy in providing and maintaining facilities and services. The established Levels of Service throughout ImagineGNV guides growth in an efficient and timely manner to where city-provided facilities and services are adequate to serve the population through the planning period.

(IX) *Fails to provide a clear separation between rural and urban uses.*

ImagineGNV provides a clear separation between rural and urban uses through the established future land use categories, which specify the allowable density and types of uses that may be found within a future land use category. Most of the City of Gainesville is considered urban and suburban, having a mix of future land use designations from Single Family (SF) to Commercial (C) to Urban Mixed-Use (UMU). Some future land use categories which may be considered more "rural" are Conservation (CON) and Agriculture (AGR) which limit permitted uses and densities to below 1 unit per 5 acres. Buffer and separation requirements between rural and urban future land use categories are determined further by land development regulations.

(X) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

ImagineGNV proposes GOPs within the Future Land Use Element that promote infill development and redevelopment through reviewing and removing zoning-level barriers where appropriate, providing additional flexibility for design and site-related requirements, and creating incentives where appropriate.

(XI) *Fails to encourage a functional mix of uses.*

ImagineGNV proposes future land use categories within the Future Land Use Element that encourage a functional mix of uses with residential, commercial, mixed-use, office, and industrial future land use categories. Mixed-use development is encouraged through targeted GOPs that foster a mix of uses on a singular site while ensuring compatibility between uses.

(XII) *Results in poor accessibility among linked or related land uses.*

ImagineGNV includes GOPs that propose increased accessibility between linked and related land uses by requiring cross-access between sites and discouraging dead-end streets, cul-de-sacs, and gated communities. Connectivity in the transportation system for all modes of transportation (biking, walking, driving, transit, etc.) is highlighted throughout ImagineGNV.

(XIII) *Results in the loss of significant amounts of functional open space.*

The proposed GOPs within ImagineGNV will not result in the loss of significant amounts of functional open space. Together, the Capital Improvements Element and the Recreation Element preserve existing functional open spaces in the form of parks and open space resources consistent with adopted Level of Service standards and population projections. Many existing open space areas are designated as Public and Institutional Facilities (PF) and

Conservation (CON) on the Future Land Use Map. As part of ImagineGNV, there are no proposed changes to the Future Land Use Map that would result in the loss of PF or CON future land use and thus will not result in the loss of significant amounts of functional open space.

In addition to these indicators, Section 163.3177(6)(a)9.b., Florida Statutes, identifies seven additional criteria that may be used to determine whether a future land use element discourages the proliferation of urban sprawl if the development pattern or urban form achieves at least four of the seven criteria. As demonstrated below, the Future Land Use Element of ImagineGNV is consistent with all seven of these criteria.

(I) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

ImagineGNV includes GOPs that direct economic growth and associated land development to areas of Gainesville suited to serve various industries and can be developed while protecting natural resources and ecosystems. The Conservation & Resilience Element works in tandem with the Future Land Use Element to ensure that natural resources and ecosystems in Gainesville are protected from industry growth through various buffering requirements depending on the natural resource.

(II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

To meet the need of Gainesville's growing population, an extension of public infrastructure and services is needed and will be planned for throughout the 2050 planning period. Public infrastructure and services are proposed to be extended in an efficient and cost-effective manner through the GOPs of the Infrastructure Element, Capital Improvements Element, Recreation Element, Future Land Use Element, and Transportation Mobility Element. Sustainable growth occurring through infill development and redevelopment can take advantage of existing public infrastructure and services including the existing transportation systems, on-site utilities or connections to the utility system for water/sewer/gas, stormwater management basins, and more. While most of Gainesville's growth is expected to occur through infill development and redevelopment of existing sites, new development will need to extend public infrastructure or services in compliance with adopted Level of Service standards.

(III) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

ImagineGNV promotes "complete communities" within the Future Land Use Element, or compact development that allow a mix of uses and densities and intensities to support various housing types and a multimodal transportation system. The proposed GOPs carry forward future land use categories that allow "complete community" development within Urban Core, Urban Mixed-Use High Intensity, Urban Mixed-Use, Mixed-Use Medium-Intensity, and Mixed-Use Low-Intensity. The current "Mixed-Use Office/Residential" future land use category will be

renamed to "Mixed-Use Neighborhood" to allow all existing uses in addition to neighborhood-scale retail or restaurant uses. Other GOPs throughout ImagineGNV promote walkability and communities connected by the multimodal transportation system, supportive of sidewalk development, bike infrastructure, safety improvements for pedestrians, transit support, and additional road improvements as specified by the Transportation Mobility Element.

(IV) *Promotes conservation of water and energy.*

The Our Environment chapter of ImagineGNV contains both the Infrastructure Element and the Conservation & Resilience Element, which propose GOPs that promote the conservation of water and energy. Water conservation policies are tied directly to the Joint Alachua County City of Gainesville Water Supply Facilities Work Plan, which is based on the North Florida Regional Water Supply Plan. Energy conservation policies are focused on continued coordination with Gainesville Regional Utilities (GRU) on future energy needs to meet population growth through the 2050 planning period, promoting energy conservation through retrofitting existing homes and systems, and innovations in energy production.

(V) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

ImagineGNV protects adjacent agricultural areas and activities by maintaining the Agriculture (AGR) future land use category in the Future Land Use Element, which are lands appropriate for agricultural production and ancillary uses and allowing densities no greater than 1 unit per 5 acres. The AGR future land use category is suitable for agricultural activities like silviculture and farmlands. Agricultural areas and activities are further protected through compatibility buffers established in the land development regulations that require distancing and landscaping/vegetation depending on the adjacent future land use category.

(VI) *Preserves open space and natural lands and provides for public open space and recreation needs.*

Through the proposed GOPs of the Recreation Element, ImagineGNV preserves open space and natural lands and provides for public open space and recreation needs to meet the adopted Level of Service standards. Parks, Recreation, and Cultural Affairs (PRCA) coordinates with Wild Spaces Public Places (WSPP) to adequately plan for recreation needs throughout Gainesville. The Parks Master Plan and the 2023 Parks Needs Assessment serve as the main guiding documents for new parks, maintenance, and upgrades.

(VII) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

ImagineGNV continues Gainesville's Future Land Use pattern of core nonresidential areas throughout the City to serve the needs of the residential population. The following future land use categories can accommodate nonresidential needs:

- Mixed-Use Residential (MUR)
- Mixed-Use Neighborhood (MUN)

- Mixed-Use Low-Intensity (MUL)
- Mixed-Use Medium-Intensity (MUM)
- Urban Mixed-Use (UMU)
- Urban Mixed-Use High-Intensity (UMUH)
- Urban Centers (UC)
- Office (O)
- Commercial (C)
- Business Industrial (BI)
- Industrial (IND)
- Education (E)
- Recreation (REC)
- Conservation (CON)
- Agriculture (AGR)
- Public and Institutional Facilities (PF)
- Planned Use District (PUD)

(VIII) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

The proposed Future Land Use Map of ImagineGNV contains several areas of Gainesville already designated as Urban Mixed-Use (UMU), Urban Mixed-Use High (UMUH), and Urban Centers (UC) which together constitute a diverse set of uses, densities, and intensities to serve their respective areas. The associated land development regulations to these future land use categories and their zoning districts create an interconnected development pattern that promotes walkability, transportation choice, a livable built environment, harmony with natural areas, and a mix of compatible uses in close proximity with each other.

Comprehensive Planning Implications:

ImagineGNV contains various GOPs throughout its chapters and elements to discourage urban sprawl and encourage compact, mixed-use, and infill development. Public facilities, services, and infrastructure are efficiently utilized to support new development and sustainable growth patterns. The proposed future land use categories include uses, densities, and intensities that support economic growth in core areas of Gainesville which will utilize existing public infrastructure to the highest extent possible. The future land use plan adequately protects agricultural and rural uses through limitations on density and intensity and additional buffering requirements from other uses. Similarly, ImagineGNV protects natural resources and conservation areas through specific GOPs to ensure compatibility, distancing, and other related land development regulations.

Chapter:
III. Where We Live

Element:
Future Land Use Element

Florida Statue:
163.3177(6)(a)2.i (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the need for job creation, capital investment, and economic development that will strengthen and diversity the community's economy."

Data:
As Gainesville continues to grow in population, the City must continue to encourage and facilitate the development of jobs, investment, and professional growth opportunities. As demonstrated throughout the Data portion of the Data & Analysis Report for the Economic Development Element of ImagineGNV, the City already benefits from a rich inventory of employers, access to capital, and institutions that support workforce development and innovation. Together, these assets position Gainesville to continue attracting new businesses, supporting entrepreneurship, and expanding opportunities for residents as the community grows.

Analysis:
Gainesville's existing concentration of employers, institutions, and workforce development assets provides a strong foundation for continued economic growth. As population increases, however, maintaining a balance between housing, employment opportunities, and economic investment will remain important to ensure that residents have access to jobs within the community. Supporting a diverse range of employment sectors and opportunities for entrepreneurship can help strengthen the local economy while reducing reliance on a limited number of industries. These conditions highlight the importance of continued coordination between land use planning, economic development initiatives, and workforce development efforts as the City grows.

Comprehensive Planning Implications:
The updated GOPs of ImagineGNV provide a layered framework for strengthening and evolving the local economy. The Future Land Use Element supports this effort by guiding where employment generating uses, mixed use development, and redevelopment opportunities may occur, while the Economic Development Element focuses on policies that encourage job creation, workforce development, and economic investment. These primary elements are further supported by other elements of the Plan that enhance quality of life through improvements to housing, mobility, parks, and public services, which collectively help attract businesses, residents, and investment in the city.

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statue:
163.3177(6)(a)2.j (Required and optional elements of comprehensive plan; studies and surveys.)

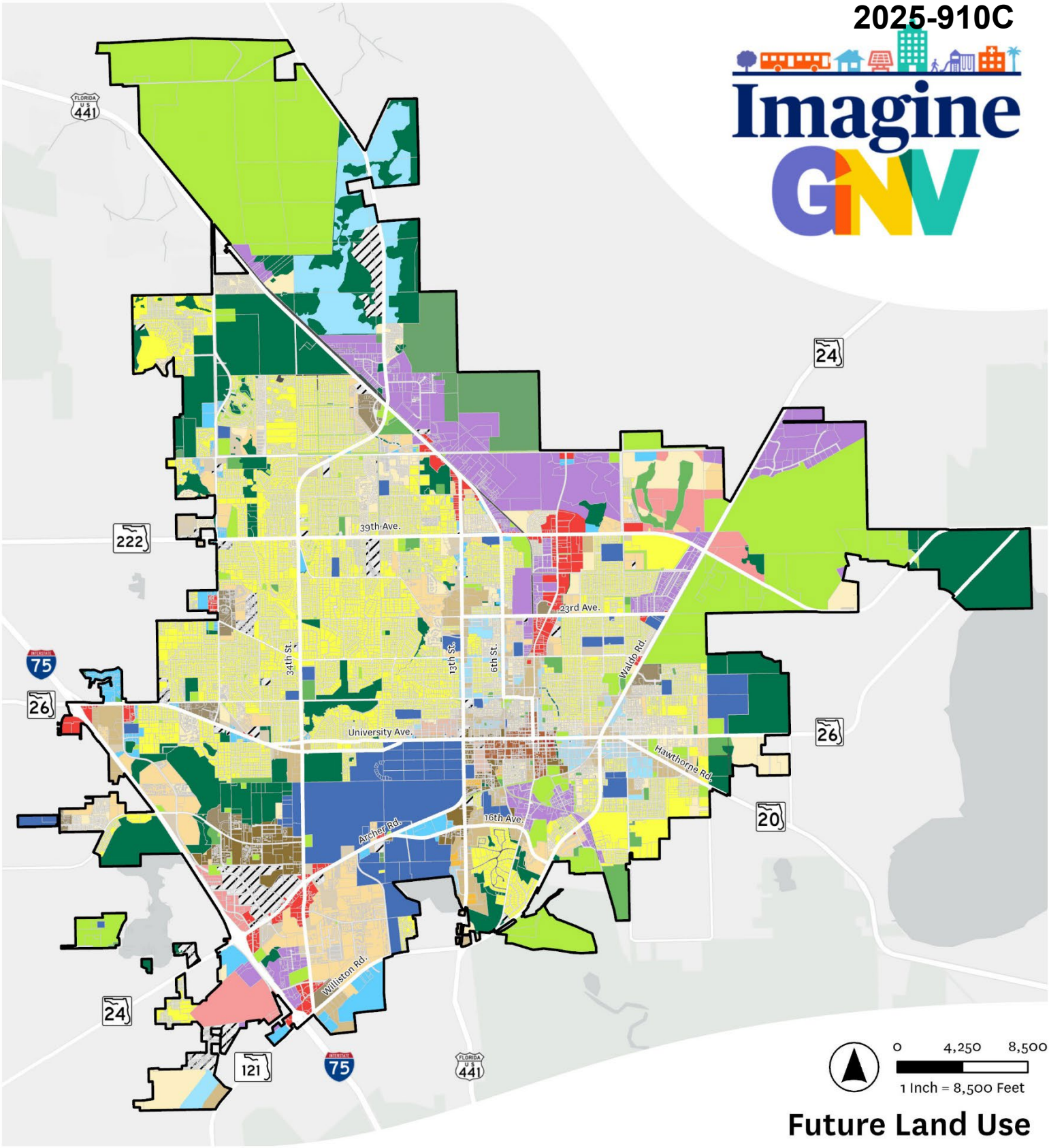
Statutory Requirement:
"... the future land use plan ... shall be based upon surveys, studies, and data regarding ... the need to modify land uses and development patterns within antiquated subdivisions."

Data:
Florida Statutes Sec. 163.3164(5) defines an *antiquated subdivision* as "a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located." Currently, there are no subdivisions within Gainesville City Limits that meet the definition of being an "antiquated subdivision". All subdivisions within Gainesville are mostly built-out and developed, with the exception of newly vacant lots and new subdivisions currently being built.

Analysis:
N/A

Comprehensive Planning Implications:
None

Imagine GNV



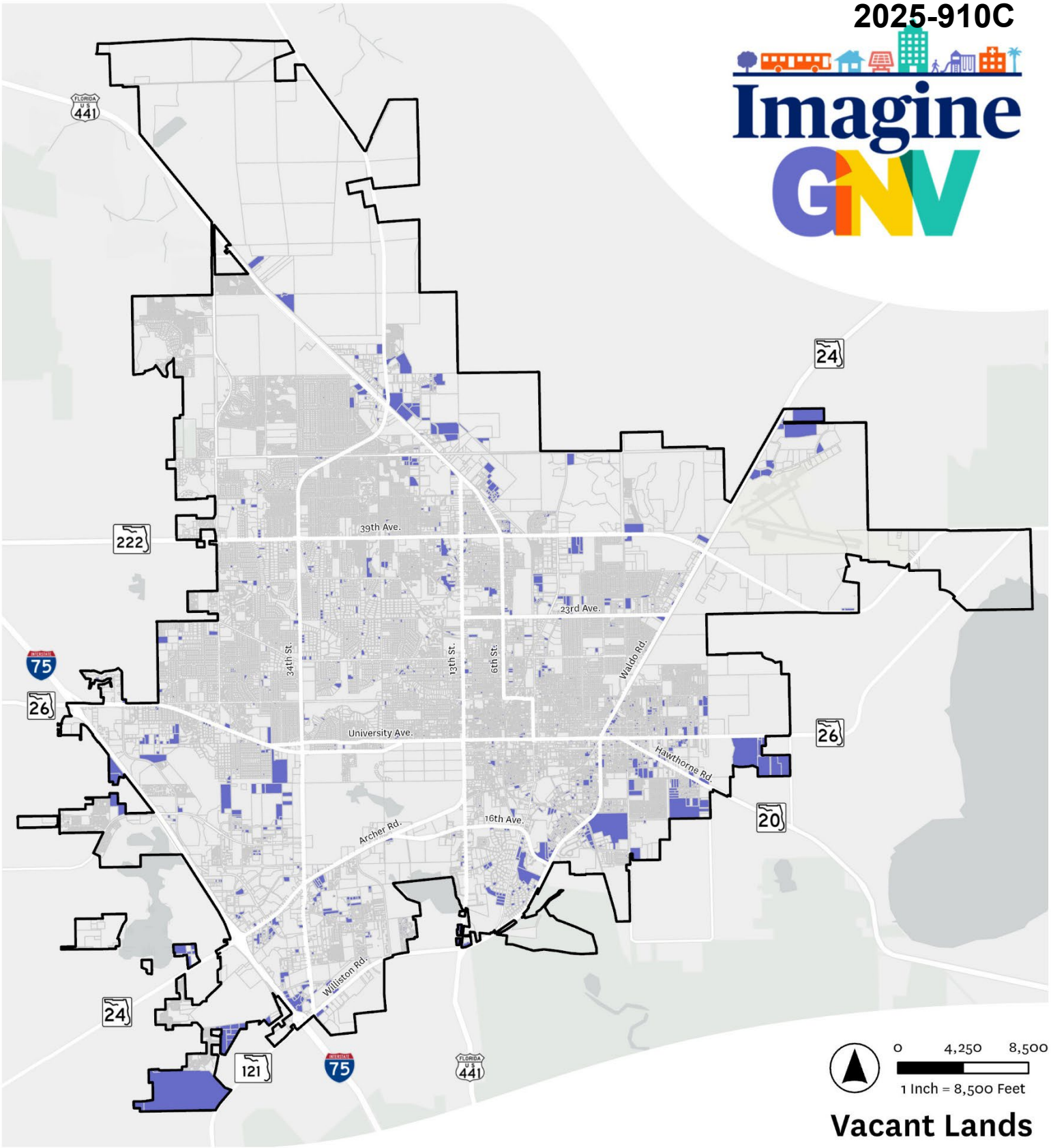
Future Land Use

- City of Gainesville
- Parcel Boundary

Future Land Use

- AGR: Agriculture
- BI: Business Industrial
- C: Commercial
- CON: Conservation
- E: Education
- IND: Industrial
- MUH: Mixed-Use High
- MUL: Mixed-Use Low
- MUM: Mixed-Use Medium
- MUN: Mixed-Use Neighborhood
- MUR: Mixed-Use Residential
- O: Office
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- REC: Recreation
- RH: Residential High
- RL: Residential Low
- RM: Residential Medium
- SF: Single Family
- UC: Urban Core
- UMU: Urban Mixed-Use
- UMUH: Urban Mixed-Use High-Intensity
- LD: Low Density (County)
- Rights-Of-Way

Imagine GNV



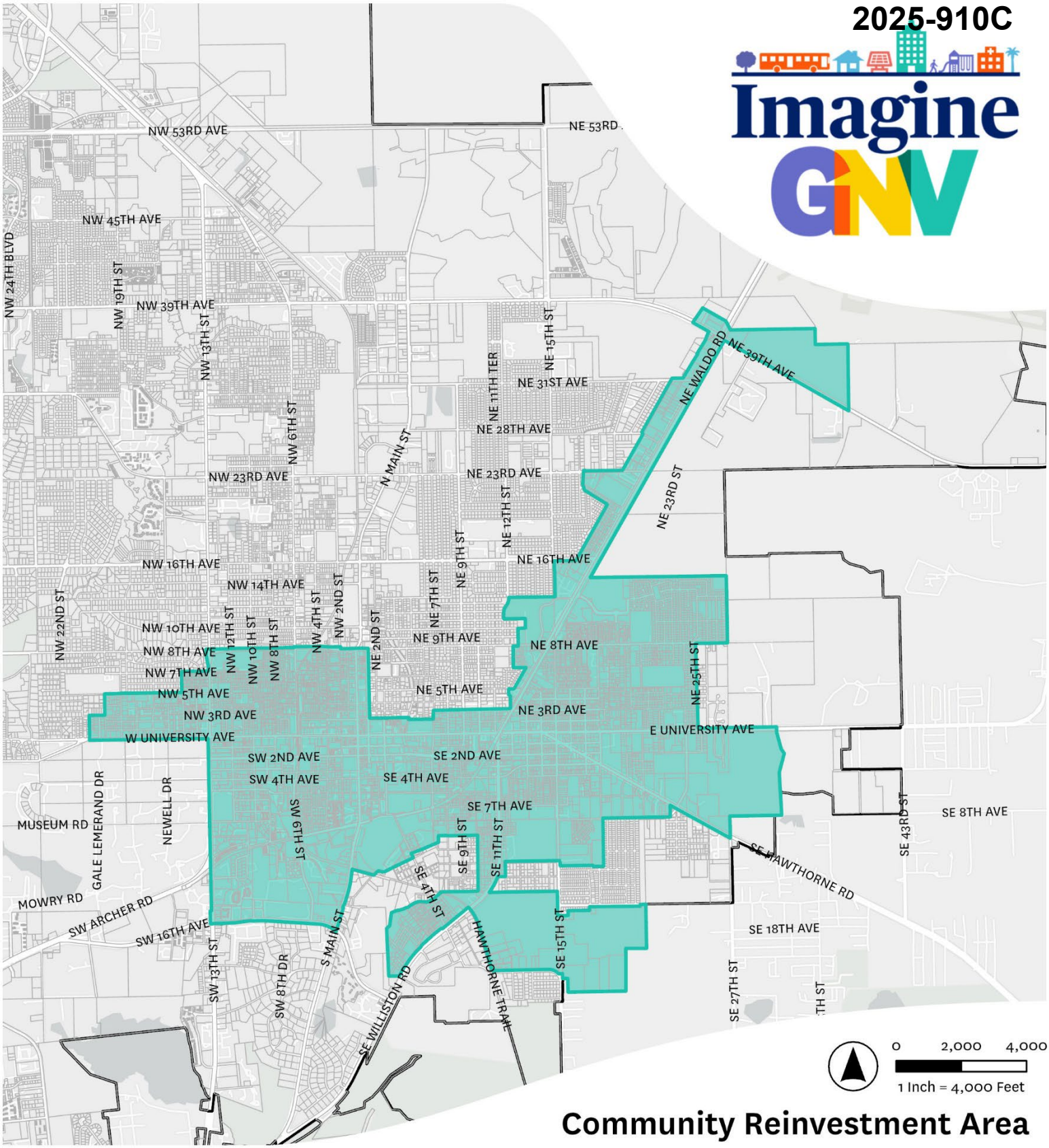
Vacant Lands

City of Gainesville

Parcel Boundary

Vacant Lands

Data Source: Alachua County Property Appraiser, 2026.



Community Reinvestment Area

City of Gainesville

Parcel Boundary

Community Reinvestment Area

Appendix (A), Future Land Use Map Carrying Capacity Determination

Future Land Use	Total Acreage [1]	Vacant Acreage [2]	Vacant Wetlands [3]	Vacant Upland (Net Buildable) [4]	Maximum Density DU/AC [5]	Density Adjustment Factor [6]	Estimated Dwelling Units [7]
Conventional FLUCs							
AGR: Agriculture	936.2	4.4	0.3	4.1	0.2	0.75	1
BI: Business Industrial	714.9	5.1	1.1	4.0	-	-	-
C: Commercial	685.7	65.2	8.6	56.6	-	-	-
CON: Conservation	4,902.3	39.8	1.2	38.6	-	-	-
E: Education	2,384.2	8.0	4.2	3.8	-	-	-
IND: Industrial	2,681.6	354.7	70.9	283.8	-	-	-
MUL: Mixed-Use Low	407.5	36.7	-	36.7	30	0.75	825
MUM: Mixed-Use Medium	334.2	14.1	0.6	13.5	30	0.75	303
MUN: Mixed-Use Neighborhood	1,261.1	133.7	1.7	132.0	20	0.75	1,980
MUR: Mixed-Use Residential	63.5	1.8	-	1.8	75	1.00	135
O: Office	639.8	15.8	0.5	15.3	20	0.75	229
PF: Public and Institutional Facilities	6,780.6	6.4	-	6.4	-	-	-
REC: Recreation	523.2	8.2	0.2	8.0	-	-	-
RH: Residential High	40.5	1.4	-	1.4	100	0.75	105
RL: Residential Low	2,159.8	492.6	53.8	438.8	15	0.48	3,159
RM: Residential Medium	1,862.5	130.8	9.3	121.5	30	0.34	1,239
SF: Single Family	8,112.4	466.6	79.9	386.7	12	0.67	3,109
UC: Urban Core	158.4	6.2	-	6.2	150	0.75	697
UMU: Urban Mixed-Use	1,020.8	143.4	3.3	140.1	60	0.75	6,304
UMUH: Urban Mixed-Use High-Intensity	501.8	30.2	0.3	29.9	100	0.75	2,242
Conventional FLUCs Subtotal	36,171.0	1,965.1	235.9	1,729.2	N/A	N/A	20,328

[table continued on the following page]

PUD: Planned Unit Development FLUC [8]							
- 300 Club (Ord. 2023-277): ±1.2 vacant acres remaining with ±0 dwelling units still entitled to be developed - Archer Place (Ord. 210331A): ±7.3 vacant acres remaining with ±240 dwelling units still entitled to be developed - Butler Plaza (Ord. 150440): ±8.0 vacant acres remaining with ±1,000 dwelling units still entitled to be developed - Corporate Center for Carnes Management (Ord. 3713): ±4.0 vacant acres remaining with ±0 dwelling units still entitled to be developed - Council on Aging PD (Ord. 100604): ±15.4 vacant acres remaining with ±0 dwelling units still entitled to be developed - Finley Woods Reserve (Ord. 180120): ±40.5 vacant acres remaining with ±296 dwelling units still entitled to be developed - Shoppes at Pinewood (Ord. 050487): ±4.9 vacant acres remaining with ±0 dwelling units still entitled to be developed - Townsend (Ord. 980726): ±9.3 vacant acres remaining with ±64 dwelling units still entitled to be developed							
PUD: Planned Unit Development Subtotal	816.6	90.6	0.3	90.3	N/A	N/A	1,600 [9]
Other Designations							
HI: Heavy Industrial (County FLUC)	0.1	0.1	-	0.1	-	-	-
LD: Low Density (County FLUC)	1.4	1.4	-	1.4	4	0.54	3
MUH: Mixed-Use High (Legacy City FLUC)	6.5	-	-	-	-	0.75	-
PRES: (County FLUC)	7.1	-	-	-	-	-	-
R-MED: (County FLUC)	0.1	-	-	-	-	-	-
Rights-Of-Way (Non-FLUC)	130.9	-	-	-	-	-	-
Subtotal	146.1	1.5	-	1.5	N/A	N/A	3
Total	37,133.7	2,057.2	236.2	1,821.0	N/A	N/A	21,931
FLUM Carrying Capacity [10]: 54,169 potential residents							

Note (1): Acreage values are derived from the City's most recent GIS-based Future Land Use dataset.

Note (2). Parcels were determined to be vacant if they were assigned a property use code of 'Vacant or Non-Agriculture' by the Alachua County Property Appraiser in their latest tax parcel shapefile and did not appear to have an active use on the property as determined by the latest ArcGISPro aerials available.

Note (3): The amount of wetland areas, as reported by the National Wetlands Inventory, located within identified vacant lands.

Note (4): As determined by subtracting 'Vacant Wetlands' from 'Vacant Acreage.'

Note (5): The maximum dwelling units per acre permitted according to the adopted future land use category and excluding any potential density bonuses.

Note (6): A factor of 0.75 is applied to account for typical development constraints, including site design requirements, infrastructure needs, and other limiting conditions. This produces a more conservative estimate of achievable density.

Note (7). Estimated dwelling units are calculated by multiplying net buildable acreage by maximum density and the density adjustment factor.

Note (8). The PUD: Planned Unit Development FLUC portion of this table includes the following considerations:

1. Only PUDs that included vacant parcels were considered for this analysis
2. The number of dwelling units remaining were determined by researching the subject PUD's adopting ordinance, identifying the maximum number of units permitted, and comparing this value to against the number of units reported to be developed according to the Alachua County Property Appraiser's latest parcel shapefile. As such, these values should be interpreted as estimates and should not be used for any other purposes beyond this analysis.

Note (9). Determined by adding the dwelling units still entitled to be developed from each PUD found within the table.
Note (10). Determined by multiplying 'Estimated Dwelling Units' by an average household size of 2.47 (see *ImagineGNV 2025-2050 Population Estimates & Projections Report*).

Imagine GNV

DATA & ANALYSIS

HOW WE BUILD

Capital Improvements Element

Introduction.

The Capital Improvements Element of the HOW WE BUILD Chapter establishes the City's framework for planning, prioritizing, and coordinating public facility investments needed to support growth and maintain adopted levels of service through the ImagineGNV 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element guides how the City plans for the construction, expansion, and maintenance of public facilities while coordinating infrastructure investments with the other Elements of the ImagineGNV Comprehensive Plan.

Section 163.3177(3)(a), Florida Statutes, establishes the data and analysis considerations that inform the Capital Improvements Element. The statute requires local governments to evaluate the need for public facilities, the adequacy of those facilities to maintain adopted levels of service, and the estimated costs and funding sources associated with providing those facilities. It also requires the identification of capital improvement projects, their general location, and their priority for funding within a five-year capital improvements schedule. Accordingly, this Data and Analysis report evaluates existing public facility capacity, adopted level of service standards, projected infrastructure needs, and the City's capital planning processes to support the Element's goals, objectives, and policies.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan Update, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the citation for the applicable statutory provision.
- Statutory Requirement – States the specific data and analysis requirement identified in Florida Statutes.
- Data & Analysis – Presents and evaluates the relevant information describing existing public facilities, adopted level of service standards, infrastructure capacity, and projected facility needs.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
III. How We Build

Element:
Capital Improvements Element

Florida Statute:
163.3177(3)(a) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The comprehensive plan must contain a capital improvements element designed to consider... the adequacy of those [public] facilities to meet established acceptable levels of service."

Topic:
Potable Water

Data:
As detailed within the Infrastructure Element, the potable water system, operated by Gainesville Regional Utilities (GRU), is guided by level of service (LOS) standards that establish performance expectations for system demand, storage capacity, and pressure. System performance has been evaluated through the 2050 planning horizon in the Element's supporting Data & Analysis report.

Analysis:
Based on the evaluation provided in the Infrastructure Element, the potable water system operates within its permitted groundwater withdrawal limits and meets adopted LOS standards for demand, storage, and pressure. To support future demand through the 2050 planning horizon, GRU is pursuing an extension and increase of its consumptive use permit to align available supply with projected needs. GRU also continues to plan, monitor, and invest in the system to maintain reliable service and meet regulatory requirements related to water resource protection.

Comprehensive Planning Implications:
Because the potable water system is currently operating within adopted LOS standards and has sufficient capacity to accommodate projected demand through 2050, no capital improvements are expected over the next five-years to correct deficiencies or maintain LOS. However, several projects potable water-related projects are included in the Capital Improvement Schedule adopted as an exhibit to this comprehensive plan to continue to maintain and enhance the capacity of this system.

Chapter:
III. How We Build

Element:
Capital Improvements Element

Florida Statute:
163.3177(3)(a) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The comprehensive plan must contain a capital improvements element designed to consider… the adequacy of those [public] facilities to meet established acceptable levels of service."

Topic:
Sanitary Sewer

Data:
As detailed within the Infrastructure Element, the wastewater system, operated by GRU, is guided by LOS standards that establish performance expectations for system demand and treatment capacity. System performance and available capacity have been evaluated through the 2050 planning horizon in the Element's supporting Data & Analysis report.

Analysis:
Based on the evaluation provided in the Infrastructure Element, the wastewater system is currently operating within adopted LOS standards and has adequate treatment capacity to serve existing demand, with both projected and actual flows remaining below total system capacity. To prepare for continued growth, GRU is implementing capacity improvements, including upgrades at the Main Street Water Reclamation Facility (MSWRF), to expand treatment capability and improve system reliability. Additional expansions will likely be needed over time as demand increases, and maintaining LOS will depend on the timely implementation of these improvements and ongoing monitoring of system performance.

Comprehensive Planning Implications:
The wastewater system currently meets adopted LOS standards and does not require capital improvements to correct existing deficiencies within the five-year planning period. However, several planned improvements to the Main Street Water Reclamation Facility are necessary to maintain compliance with adopted LOS standards as future demand increases over the planning horizon. These improvements are proactive in nature and are not driven by current system deficiencies, but rather are intended to ensure continued system reliability and capacity through 2050. Additional projects are also included within the Capital Improvement Schedule that ensure reliable performance and capacity for this system.

Chapter:
III. How We Build

Element:
Capital Improvements Element

Florida Statute:
163.3177(3)(a) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The comprehensive plan must contain a capital improvements element designed to consider… the adequacy of those [public] facilities to meet established acceptable levels of service."

Topic:
Solid Waste

Data:
As detailed within the Infrastructure Element, the solid waste system serving the City includes collection, transfer, processing, and disposal components supported through a combination of contracted residential service, private commercial services, and regional facilities. The system is guided by adopted LOS standards that establish performance expectations for the collection and disposal of solid waste. System capacity and disposal conditions have been evaluated through the 2050 planning horizon in the Element's supporting Data and Analysis report.

Analysis:
Based on the evaluation provided in the Infrastructure Element, the solid waste system is currently operating within adopted LOS standards and has sufficient capacity to accommodate existing demand. Current disposal arrangements provide adequate capacity under existing conditions. However, long-term system performance is dependent on continued access to regional disposal capacity. Maintaining LOS over time will require ongoing coordination, monitoring of available capacity, and consideration of strategies to manage future demand and system constraints.

Comprehensive Planning Implications:
The solid waste system currently meets adopted LOS standards and does not require capital improvements to address deficiencies or maintain LOS within the five-year planning period. As such, no solid waste projects are included in the 5-Year Schedule of Capital Improvements for the purpose of addressing LOS needs.

Chapter:
III. How We Build

Element:
Capital Improvements Element

Florida Statute:
163.3177(3)(a) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The comprehensive plan must contain a capital improvements element designed to consider… the adequacy of those [public] facilities to meet established acceptable levels of service."

Topic:
Drainage

Data:
Stormwater management establishes how the City addresses flooding and water quality through a combination of state permitting requirements and local regulations. The adopted LOS standards for drainage are established in the Infrastructure Element. The public drainage system is generally operating in accordance with these standards, although some areas experience localized flooding or drainage constraints.

Analysis:
Overall, the system is performing as intended and is expected to continue meeting adopted LOS standards through the 2050 planning horizon. The areas where issues occur tend to be isolated and are typically related to older infrastructure or site-specific conditions rather than a lack of overall system capacity. Maintaining performance will require ongoing maintenance, monitoring, and targeted improvements where problems are identified.

Comprehensive Planning Implications:
The stormwater system is operating in accordance with adopted LOS standards and does not require capital improvements to address systemwide deficiencies within the five-year planning period. However, ongoing maintenance and replacement of system components are necessary to keep the system functioning as intended. As such, stormwater projects are included in the 5-Year Schedule of Capital Improvements as needed to maintain system performance and reliability.

Chapter:
III. How We Build

Element:
Capital Improvements Element

Florida Statute:
163.3177(3)(a) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The comprehensive plan must contain a capital improvements element designed to consider… the adequacy of those [public] facilities to meet established acceptable levels of service."

Topic:
Transportation Mobility – Roadways

Data:
As detailed within the Transportation Mobility Element, the City of Gainesville maintains a multimodal transportation system consisting of approximately ±720 centerline miles of roadways, including arterial, collector, and local facilities. Roadway LOS standards are adopted in the Transportation Mobility Element and are used for planning purposes only to evaluate system performance. Roadway performance is monitored at the regional level by the Gainesville & Alachua County Transportation Planning Organization (GACTPO) through the Multimodal Level of Service Report. Recent analyses indicate that several roadway segments within the City operate below the adopted LOS standards, primarily along higher volume arterial and collector corridors where travel demand is most concentrated.

Transportation system improvements are identified and programmed through multiple planning and funding mechanisms, including the Florida Department of Transportation Work Program, GACTPO's Transportation Improvement Program and Long Range Transportation Plan, and the City's Mobility Plan and Mobility Program. These programs include roadway, intersection, operational, and multimodal improvements funded through a combination of federal, state, local, and developer contributions.

Analysis:
Although certain roadway segments currently operate below the adopted LOS standards, these conditions reflect the concentration of travel demand within a growing and urbanized community rather than a deficiency requiring correction through roadway capacity expansion. Because roadway LOS standards are applied for planning purposes only and are not subject to concurrency, the City is not required to demonstrate that roadway capacity is maintained through the Capital Improvements Element.

Instead, the City addresses transportation system needs through a coordinated and multimodal approach that emphasizes operational improvements, safety enhancements, and expanded travel options. Investments in signal timing, intersection improvements, transit service, bicycle and pedestrian infrastructure, and demand management strategies collectively support system performance and help reduce reliance on single occupant vehicle travel.

Planned transportation improvements identified in regional and local plans are designed to address system needs holistically rather than solely to improve roadway LOS. As such, roadway capacity projects are considered within a broader context of mobility, safety, and accessibility.

Comprehensive Planning Implications:

The roadway LOS standards are planning based measures and are not tied to concurrency requirements. As such, roadway capacity improvements are not required to maintain compliance with the adopted LOS standards during the five year planning period. However, the 5 Year Schedule of Capital Improvements includes a range of transportation projects intended to improve overall network safety, operations, connectivity, and multimodal mobility. These projects reflect ongoing investments that support broader transportation and mobility objectives identified in the Comprehensive Plan, rather than projects necessary to address roadway LOS deficiencies.

Chapter:
III. How We Build

Element:
Capital Improvements Element

Florida Statute:
163.3177(3)(a) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The comprehensive plan must contain a capital improvements element designed to consider… the adequacy of those [public] facilities to meet established acceptable levels of service."

Topic:
Transportation Mobility – Transit

Data:
As detailed within the Transportation Mobility Element, transit service within the City is provided by the Regional Transit System, which operates fixed route, microtransit, and paratransit services throughout the community and surrounding areas. Transit LOS standards are adopted in the Transportation Mobility Element and are used for planning purposes only to evaluate system performance. Current data needed to comprehensively evaluate systemwide performance against adopted standards is limited. Planned transit improvements are identified through the Transit Development Plan, Transportation Improvement Program, and other regional and local funding programs.

Analysis:
Because transit LOS standards are applied for planning purposes only and are not subject to concurrency, the City is not required to include capital improvement projects in the 5 Year Schedule of Capital Improvements to maintain transit LOS standards. Transit needs are addressed through ongoing coordination with the Regional Transit System and regional partners, with improvements focused on expanding service coverage, frequency, and accessibility over time.

Comprehensive Planning Implications:
The transit LOS standards are planning based measures and are not tied to concurrency requirements. As such, capital improvements are not required to maintain compliance with the adopted transit LOS standards during the five year planning period. However, the 5 Year Schedule of Capital Improvements includes transit related projects intended to support ongoing system enhancements, operational improvements, and expanded service delivery. These projects reflect continued investment in multimodal mobility and accessibility objectives identified in the Comprehensive Plan, rather than projects necessary to address transit LOS deficiencies. Continued coordination with regional partners and implementation of the Transit Development Plan will support the long term expansion and effectiveness of transit service through the 2050 planning horizon.

Chapter:
III. How We Build

Element:
Capital Improvements Element

Florida Statute:
163.3177(3)(a) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The comprehensive plan must contain a capital improvements element designed to consider… the adequacy of those [public] facilities to meet established acceptable levels of service."

Topic:
Recreation

Data:
As detailed within the Recreation Element, the City has adopted a recreation LOS standard based on the amount of park acreage available per 1,000 residents. This standard is applied to park classifications where acreage is an appropriate measure of service, including regional, community, and neighborhood parks. Special use parks are not included in LOS calculations, as their function is not directly tied to acreage-based service provision. Current inventory data, combined with population estimates and projections developed in support of the Comprehensive Plan, are used to evaluate whether the park system meets adopted LOS standards today and over the planning horizon.

Analysis:
The City's existing park inventory exceeds the adopted LOS standard across all applicable park categories and is projected to continue to do so through the 2050 planning horizon based on anticipated population growth. This indicates that the system has sufficient acreage to meet demand without requiring additional land acquisition to maintain LOS compliance. The presence of excess capacity suggests that future needs are less likely to be driven by total acreage and more likely to relate to the condition, distribution, and functionality of existing parks. As a result, maintaining LOS over time will depend on continued reinvestment in existing facilities, as well as strategic improvements that enhance access, connectivity, and usability rather than expansion of the overall park system footprint.

Comprehensive Planning Implications:
Because the adopted LOS standard is currently met and projected to remain so, no capital improvements are required to address recreation LOS deficiencies within the 5 Year Schedule of Capital Improvements. However, capital improvement projects are included in the Schedule to support system enhancements, including maintenance, rehabilitation, and capacity and amenity improvements. These investments are not driven by LOS deficiencies, but instead reflect ongoing efforts to improve system quality, accessibility, and functionality, consistent with the City's broader recreation goals.

Chapter:
III. How We Build

Element:
Capital Improvements Element

Florida Statute:
163.3177(3)(a) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The comprehensive plan must contain a capital improvements element designed to consider… the adequacy of those [public] facilities to meet established acceptable levels of service."

Topic:
Public School Facilities

Data:
As detailed in both the Intergovernmental Coordination Element and the Capital Improvements Element, the LOS standards for public schools (elementary, middle, and high school) are established within the Interlocal Agreement for Public School Facility Planning. The School Board of Alachua County is the primary assessor and implementing agency for establishing and meeting LOS tandards for public schools. 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 of Alachua County. If there is agreement to amend the LOS standards identified within the Interlocal Agreement, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the Local Governments' comprehensive plans.

Analysis:
Public school capacity is planned and implemented by the School Board through its capital improvements program, using enrollment projections and facility capacity data to maintain the adopted LOS. The City does not independently assess or fund school capacity, but relies on the School Board's planning and ongoing coordination through the Interlocal Agreement to ensure that school facilities keep pace with residential growth.

Comprehensive Planning Implications:
No public school capital projects are included in the City's 5 Year Schedule of Capital Improvements, as these are the responsibility of the School Board. The City's role is to coordinate land use and development decisions with the School Board to support the timely provision of school capacity consistent with adopted LOS standards

Imagine GNV

DATA & ANALYSIS

HOW WE BUILD

Property Rights Element

Introduction.

The Property Rights Element of the HOW WE BUILD Chapter affirms the City's commitment to respecting constitutionally protected private property rights while implementing the ImagineGNV Comprehensive Plan through the 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element recognizes that private property rights must be considered alongside the City's responsibility to protect the public health, safety, and welfare when making planning and land use decisions.

Section 163.3177(6)(i), Florida Statutes, requires local governments to include a Property Rights Element within their comprehensive plans. The statute establishes guiding principles recognizing that private property rights shall not be infringed without due process and that property owners have the right to use, possess, and protect their property within the bounds of the law. Because the statute primarily establishes policy principles rather than specific analytical requirements, the data and analysis supporting this Element focuses on the statutory framework governing property rights and the City's role in implementing those protections through its planning and regulatory processes.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the statutory reference relevant to the topic, if applicable.
- Statutory Requirement – Identifies any applicable statutory expectations or notes when no specific statutory requirement exists.
- Data – Presents relevant information describing the legal and regulatory framework governing private property rights.
- Analysis – Evaluates the information and identifies key considerations for implementing the Element.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
III. How We Build

Element:
Property Rights Element

Florida Statute:
163.3177(6)(i) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
There are no explicit statutory data and analysis requirements for this Element.

Data:
Private property rights in Gainesville are protected by the United States Constitution, the Florida Constitution, and state law, which recognize a person's right to own, use, and transfer property and limit how government may regulate that property. At the local level, these protections are carried forward through the City's Comprehensive Plan, Future Land Use Map, Land Development Code, and Zoning Map which establish land use designations and development standards that apply to properties throughout the City.

Analysis:
Gainesville applies its land use regulations through an adopted and established framework rather than through case-by-case decision making. The Comprehensive Plan establishes long term policy direction, the Future Land Use Map identifies intended development patterns, and the Land Development Code and Zoning Map provides the standards used to evaluate development proposals. Together, these documents create a consistent system for reviewing how land may be used and developed. This structure allows the City to consider how individual development decisions relate to both surrounding land uses and Gainesville's greater development pattern, transportation and infrastructure network, and natural environment while remaining within defined legal boundaries.

Comprehensive Planning Implications:
Because the Comprehensive Plan influences how property may be used across the City, it must operate within the legal protections afforded to private property owners. Clear land use designations and consistently applied standards support both individual property decisions and coordinated community planning. By integrating private property protections into its adopted framework, Gainesville ensures that long term planning and respect for property rights function as complementary parts of the same system.

Imagine GNV

DATA & ANALYSIS

HOW WE GET AROUND

Transportation Mobility Element

Introduction.

The Transportation Mobility Element of the HOW WE GET AROUND Chapter establishes the City's long term strategy for developing and maintaining a safe, efficient, and interconnected transportation system through the ImagineGNV 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element guides how the City plans for and invests in transportation infrastructure and services that support walking, bicycling, transit, freight movement, and vehicular travel. The Element promotes a multimodal transportation network that improves mobility, enhances safety, supports economic activity, and provides reliable access to jobs, housing, services, and community destinations.

Section 163.3177(6)(d), Florida Statutes, establishes the data and analysis considerations that inform the Transportation Element. The statute requires local governments to evaluate transportation system capacity, existing and projected travel demand, level of service standards, and the relationship between land use and transportation infrastructure. Consistent with these requirements, this Data and Analysis report evaluates existing transportation facilities, multimodal travel conditions, system performance, and projected mobility needs to support the Element's GOPs.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the citation for the applicable statutory provision.
- Statutory Requirement – States the specific data and analysis requirement identified in Florida Statutes.
- Data – Presents the relevant quantitative and qualitative information describing existing transportation facilities, travel patterns, system performance, and projected mobility needs.
- Analysis – Evaluates the data, identifies key findings, and assesses how current and projected transportation conditions align with statutory expectations and community mobility goals.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statute:
163.3177(6)(b)1.a (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"… the [transportation] element shall reflect the data, analysis, and associated principles relating to … the existing transportation system levels of service and system needs and the availability of transportation facilities and services."

Data:
The existing transportation system within city limits is multimodal and consists of ±720 centerline miles of roadways, ±350 miles of sidewalks, ±189 miles of on street bicycle facilities, and ±75 miles of paved off street shared use paths. These facilities are complemented by transit services consisting of 27 fixed routes and micromobility services that permit the deployment of up to 600 rental devices. Together, these components form an interconnected network that supports mobility across a range of users, trip purposes, and travel modes. The extent and characteristics of these systems are described in the following sections.

Roadway Network

The City of Gainesville's roadway network is organized as a functional hierarchy that supports different types of travel across the community. This hierarchy includes arterial, collector, and local roadways, each serving a distinct role within the system. *Arterial roadways* carry higher volumes of traffic over longer distances and provide connections across the city and to regional destinations; *collector roadways* serve as the link between local streets and arterial corridors, helping to gather and distribute traffic between neighborhoods and major routes; *local streets* provide direct access to homes and properties and support neighborhood level circulation. Together, this hierarchy allows the roadway network to balance mobility and access, supporting both local travel and broader connectivity.

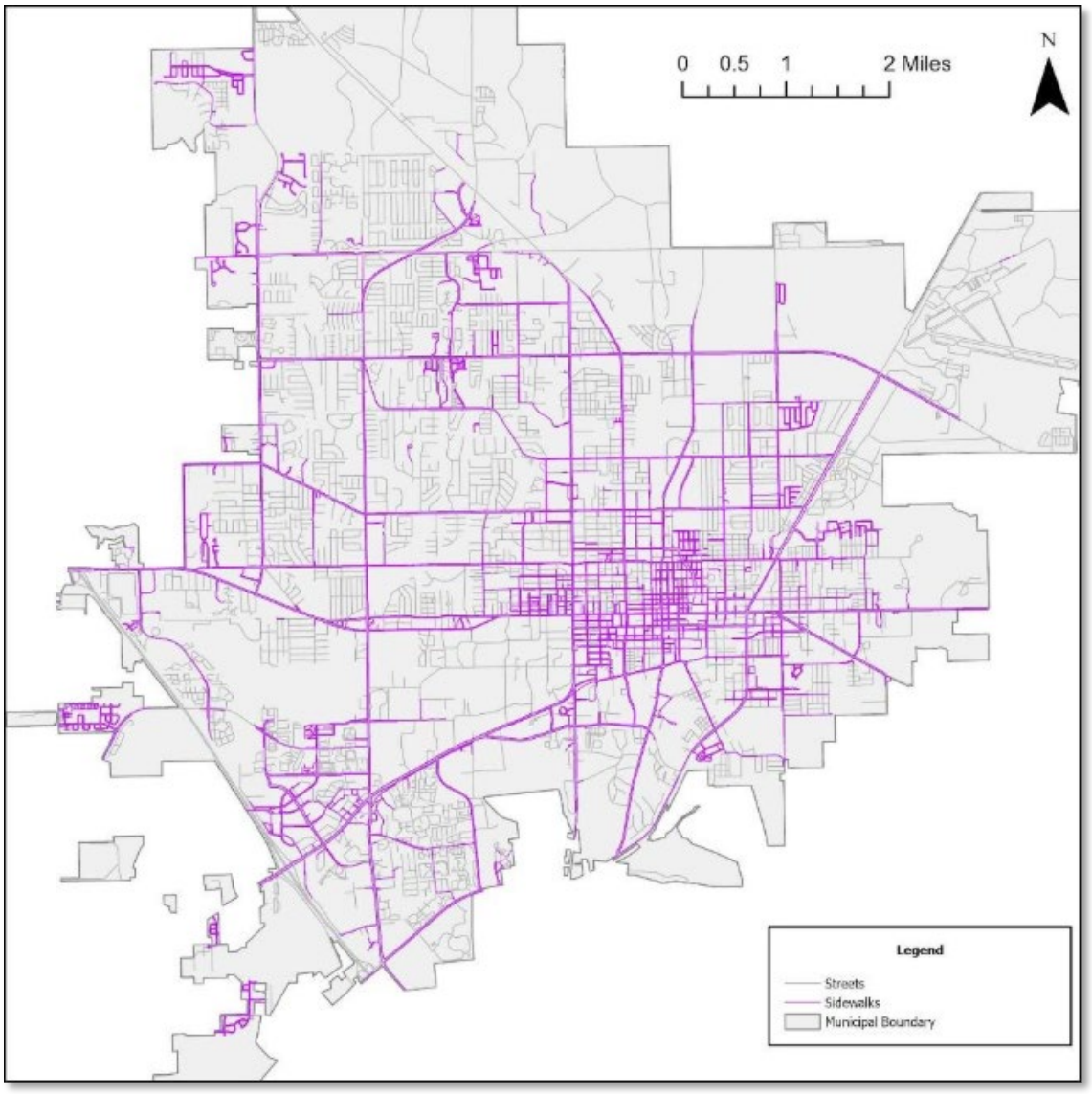
The City contains approximately ±720 miles of public roadways, of which about ±415 miles are maintained by the City and the remainder by the Florida Department of Transportation (FDOT) and Alachua County. In general, the City maintains most local streets and some collector roadways, while higher classification facilities, including many arterial corridors and key collectors, are owned and operated by state and county agencies. This distribution reflects the role each roadway plays within the larger network, as well as its importance for regional travel. Taken together, the roadway network provides a connected system that supports daily movement within neighborhoods while also accommodating travel to destinations throughout the city and surrounding region.

Sidewalk & Bicycle Network

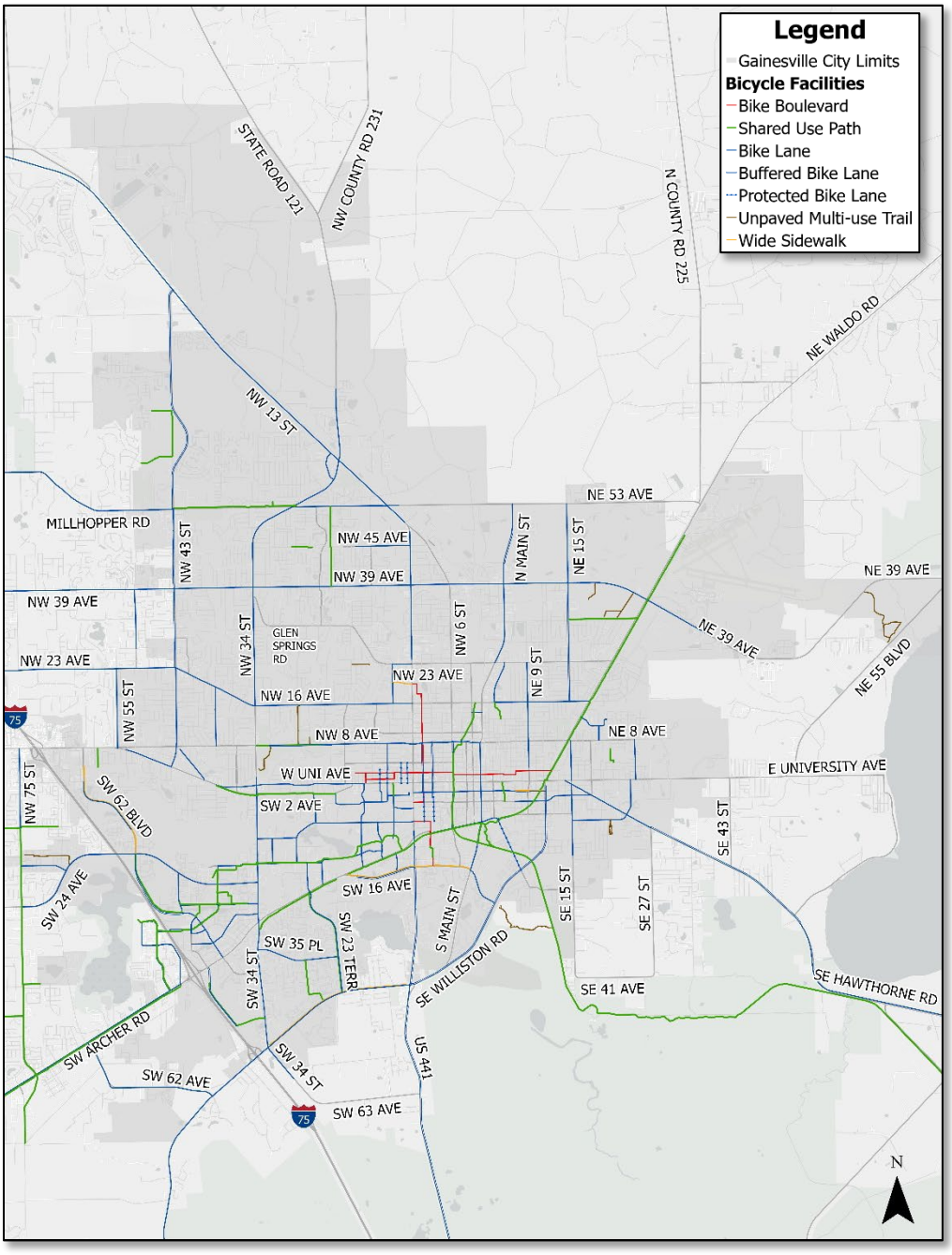
The City of Gainesville is served by an interconnected network of sidewalks, bicycle facilities, and accessibility improvements that support walking and bicycling throughout the community. These

facilities connect neighborhoods to schools, parks, employment areas, commercial destinations, and transit stops, providing important options for short and medium distance trips. Sidewalks provide the foundation for pedestrian movement, while bicycle facilities expand travel options and improve connectivity across a wider range of corridors. Accessibility features, including curb ramps, further support use of the network by a broader range of users. The extent and distribution of these facilities are illustrated in the following maps.

Sidewalk Network, 2026.



Bicycle Network, 2026.



The City has multimodal counters installed in select locations along shared use paths and other infrastructure. FDOT also has multimodal counters installed within city limits. The following table demonstrates the number of bicyclists and pedestrians counted at the selected locations in calendar year 2025.

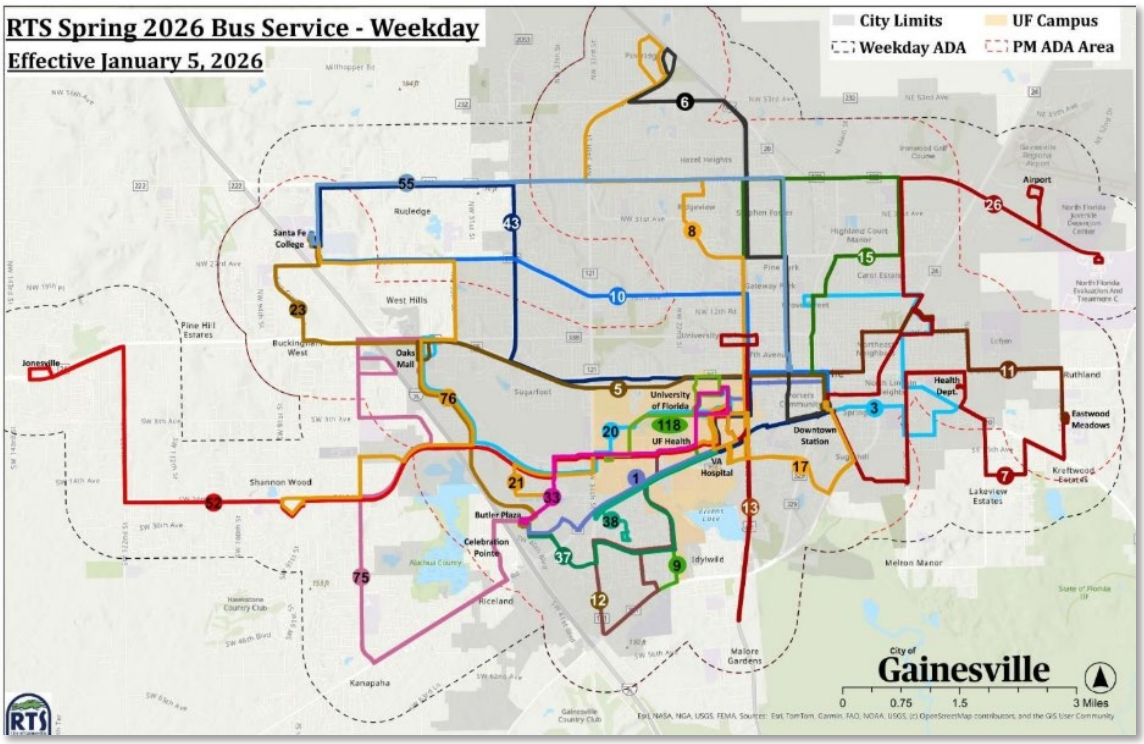
Bicyclist/Pedestrian Counts at Multimodal Counters in Gainesville, 2025.

Counter Location	Maintaining Agency	Total Number of Bicyclists Counted, 2025	Average Number of Bicyclists Counted, 2025	Total Number of Pedestrians Counted, 2025	Average Number of Pedestrians Counted, 2025
6th St Trail at NW 6th Ave	City of Gainesville	241,954	766	176,116	176,116
6th St Trail at SW 2nd Ave	City of Gainesville	123,832	339	73,106	73,106
Waldo Road Greenway at SE 9th St	City of Gainesville	44,985	134	19,252	19,252
SW 2nd Ave Bike Lane Counter	City of Gainesville	41,081	210	N/A	N/A
Depot Trail at Main St	City of Gainesville	64,201	422	47,320	47,320
Hawthorne Trail South of Depot Park	City of Gainesville	144,943	680	99,826	99,826
Depot Trail at Helyx Bridge	City of Gainesville	189,662	670	133,156	133,156
Waldo Road Greenway at 600 Block North	City of Gainesville	26,348	72	26,348	26,348
Archer Braid at Hull Road	City of Gainesville	46,504	127	33,954	33,954
Archer Braid at SW 30th Ave	City of Gainesville	12,946	56	9,962	9,962
Archer Braid at SW 38th St	City of Gainesville	87,511	247	62,289	62,289
SW 23rd Terrace Trail	City of Gainesville	59,331	214	32,695	32,695
SW 40th Blvd	City of Gainesville	14,627	40	7,696	28
University Ave Counter - South	FDOT	47,077	143	124,751	124,751
University Ave Counter - North	FDOT	14,085	64	90,135	90,135
Waldo Rd Greenway at NE 27th Ave	FDOT	64,087	183	21,828	21,828
Hawthorne State Trail at Boulware Springs Park	FDOT	190,474	522	102,509	102,509

Transit Network

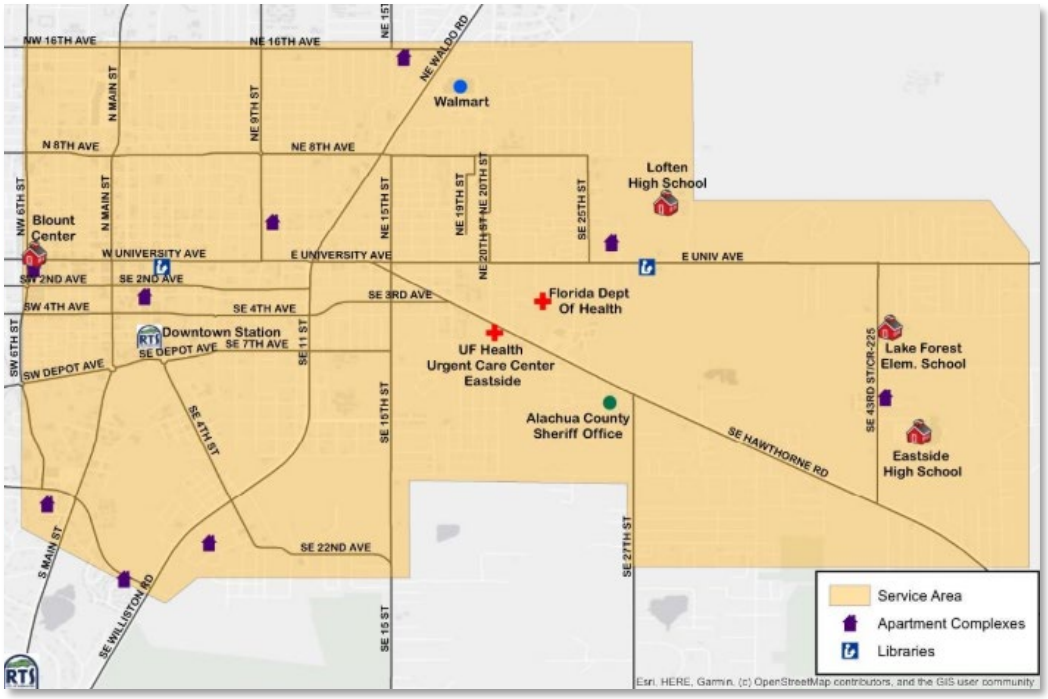
Transit service within the City of Gainesville is provided by the Regional Transit System (RTS), which operates 27 fixed routes and carries over 5 million riders annually. The RTS service area, depicted in the following map, extends beyond city limits through partnerships with FDOT, Alachua County, the University of Florida, and Santa Fe College, reflecting the regional nature of the system. Fixed route service generally operates between 6:00 AM and 11:00 PM, with reduced service on weekends.

RTS Service Routes, 2026.



In addition to fixed route service, RTS provides Mobility on Demand microtransit service and RTS Plus paratransit service, which offer flexible and ADA accessible transportation options within the service area, as shown in the following map.

RTS Mobility on Demand Service Area, 2026.

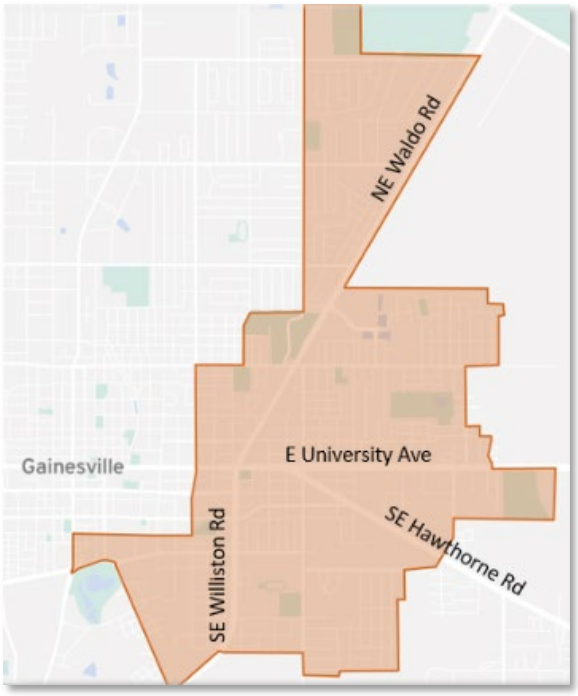


Micromobility

Micromobility refers to small, lightweight transportation devices, such as electric scooters and bicycles, that are typically used for short trips and first mile and last mile connections. Within the City of Gainesville, micromobility services are permitted through a regulated program established in 2021 in partnership with the University of Florida. The program allows up to three operators, each deploying up to 200 devices, for a total of 600 devices citywide. These services provide an additional travel option that complements the broader transportation system. In calendar year 2025, the rental devices were used to take ±142,201 trips, with ±188,640 miles traveled. The average trip distance was ±1.33 miles, and the average trip duration was ±10 minutes.

To promote equitable access, the program requires that a portion of devices be deployed daily within a designated equity zone and operators offer alternative payment options for users without smartphones or traditional banking access. The location of this equity zone is illustrated in the map below.

Micromobility Equity Zone, 2026.



Analysis

The ability of the transportation system to meet the needs of Gainesville's current and projected population is a critical component of the Comprehensive Plan. This section evaluates how the City's transportation systems are performing today and how they are expected to perform through the 2050 planning horizon. Performance is assessed using adopted Level of Service (LOS) standards, where applicable, and other relevant indicators based on the characteristics of each system. The performance of each transportation system is described below.

Roadway Network

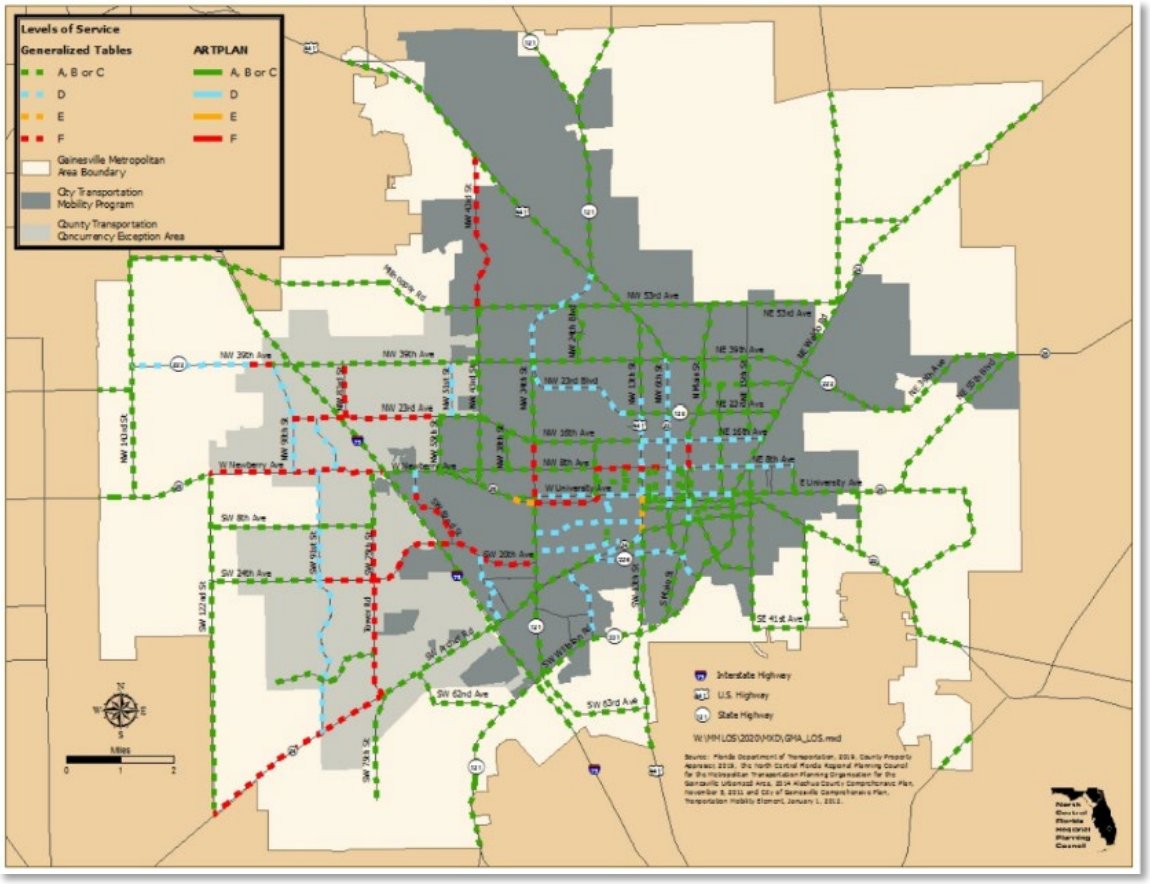
One method used by the City to understand how well the roadway network is functioning is level of service (LOS). LOS is a standardized method for describing roadway operating conditions for drivers based on factors such as travel speed, delay, and congestion, and is expressed on a scale from A to F, where A represents free flowing vehicle traffic conditions and F represents highly congested car traffic conditions. This measure provides a consistent basis for evaluating roadway performance for drivers and identifying locations where traffic demand may exceed available capacity. The LOS standards for roadways within the City are adopted in the Transportation Mobility Element and are used for planning purposes only to evaluate system performance. As such, these standards are not used by the City as part of a transportation concurrency system. The adopted LOS standards for roadways within the city are summarized below.

Roadway LOS Standard, 2026.

Facility Type / Jurisdiction	Adopted LOS Standard
City and County Arterial and Collector Roadways	LOS E
State Roads (excluding Interstate-75)	LOS E
Interstate-75	LOS D

The current roadway performance for the roadway system is evaluated at the regional level by the Gainesville and Alachua County Transportation Planning Organization (GACTPO) through its Multimodal LOS Report. The latest (2021) performance of the roadway network in relation to this system throughout the region is provided in the following map.

Current LOS Performance, 2019



Source: GACTPO Multimodal LOS Report, 2021.

A listing of the roadways currently operating below their adopted LOS within the City is provided in the table below:

Roadway Segments Featuring a Failing LOS within Gainesville, 2019.

Roadway	From	To	2018 AADT [1]	2018 LOS	2019 AADT [1]	2019 LOS	2019 MSV [2]
Newberry Road [SR 26] (S-14)	NW 122 Street [SR 24]	Interstate 75 [East Ramp] (SR 93)	39,000	D	40,750	F	39,800
SW 2 Avenue [SR 26A] (S-22)	SW 34 Street [SR 121]	University Avenue (SR 26)	12,800	F	12,550	F	12,480
Archer Road [SR 24] (S-57)	GMA Boundary	SW 91 Street	16,200	D	16,750	F	16,200
SW 20 Avenue (A-15)	SW 75 Street	SW 62 Boulevard	19,598	F	19,598	F	15,930
SW 20 Avenue (A-16)	SW 62 Boulevard	SW 34 Street (SR 121)	25,281	F	19,492	F	14,040
N Main Street (A-17)	N 8 Avenue	N 16 Avenue	15,406	F	15,406	F	14,740

NW 39 Avenue (A-19)	NW 110 Terrace	NW 98 Street	19,022	F	19,022	F	15,930
NW 83 Street (A-23)	NW 23 Avenue	NW 39 Avenue (SR 222)	19,169	F	19,169	F	13,320
NW 8 Avenue (G-3)	NW 22 Street	NW 6 Street	15,292	F	14,936	F	14,740

Note (1). AADT = Average Annual Daily Traffic

Note (2). MSV = Maximum Service Volume

Source: GACTPO Multimodal LOS Report, 2021.

The roadway segments identified in the table above reflect locations where traffic demand exceeds the adopted LOS standards, resulting in recurring car traffic congestion along some of the City's most heavily traveled corridors. These conditions are primarily concentrated on higher volume arterial and collector roadways and are influenced by both local travel patterns and regional traffic moving through Gainesville. In a growing city, these outcomes are expected and reflect where demand is highest within the network, rather than a failure of the system. The City uses this information to guide ongoing efforts to improve operations and safety, including signal timing adjustments, intersection improvements, and multimodal investments that provide additional travel options, which in turn helps reduce pressure on the roadway network. These efforts are coordinated with state and county partners where facilities fall under their jurisdiction.

Looking ahead, continued population growth and development will increase demand on major corridors, and additional roadway segments are expected to experience similar conditions over time. This reflects the practical limits of expanding roadway capacity in an urbanized environment, where space and resources are constrained. In response, the City will continue to implement a balanced approach that includes targeted roadway improvements, operational strategies, and expanded investment in transit, walking, bicycling, and other multimodal options. Together, these efforts are intended to manage demand, improve system performance, and support mobility as the City grows through the 2050 planning horizon.

Sidewalk & Bicycle Network

Like most communities, the City does not maintain adopted LOS standards for its sidewalk and bicycle network. Instead, performance is measured based on the presence, continuity, and connectivity of facilities throughout the City. Sidewalk infrastructure is primarily expanded through private development, which is required to construct sidewalks concurrent with development where applicable, while bicycle facilities are implemented through a combination of public projects and development activity, with bike lanes and related infrastructure constructed where feasible based on roadway conditions and available space. As the City continues to grow through the 2050 planning horizon, this approach will support the ongoing expansion and upkeep of the network by ensuring that new development contributes to its buildout, while public investments continue to address gaps and improve connectivity over time.

Transit Network

To understand how well the transit system is functioning, the City uses LOS as one measure of performance. For transit, LOS focuses on the availability and quality of service, including coverage, frequency, and duration. These measures provide a consistent basis for evaluating how well the

system serves residents and connects key destinations throughout the city. The LOS standards for transit are adopted in the Transportation Mobility Element and are used for planning purposes only to evaluate system performance. As such, these standards are not used by the City as part of a transportation concurrency system. The adopted LOS standards for transit are summarized below.

Transit LOS Standard, 2026.

Transit LOS Measure	Adopted LOS Standard
Fixed Route Service Coverage	Within ¼ mile of 80% of medium and high density residential areas on the Future Land Use Map and within the RTS service area
Peak Hour Service Frequency (High Density & UMU Areas)	20 minutes or less within ¼ mile of high density residential and UMU-1 and UMU-2 areas
Peak Hour Service Frequency (Transit Support Areas)	30 minutes or less
Service Duration	80% of fixed route transit routes operate at least 14 hours per day

The transit system currently meets adopted planning-level LOS standards on select routes, but not systemwide. Service coverage, frequency, and duration have been affected by ongoing funding constraints and recent service reductions, limiting the ability to consistently achieve these standards across the network. As a result, there is no clear, fully funded plan in place to achieve full compliance with adopted LOS standards within the next five years.

Looking ahead to the 2050 planning horizon, meeting these standards systemwide is uncertain under current funding conditions. Future performance will depend largely on the availability of sustained or expanded funding and potential structural changes to transit governance or operations. RTS monitors system performance by tracking and evaluating service trends over time, including changes in coverage, frequency, and ridership, and uses this information to inform service adjustments and identify operational needs. The City will continue to coordinate with RTS to align transit service with land use patterns and to pursue opportunities to improve service provision as conditions allow.

Micromobility System

The City does not maintain adopted LOS standards for its micromobility system, which is provided through a regulated program with multiple private operators. Performance is understood based on availability, usage, and how well these services connect to other transportation options. Through this model, the City has largely shifted service delivery to the private market, allowing operators to respond directly to demand while maintaining oversight for safety and equitable access. As the City continues to grow through the 2050 planning horizon, this market-driven approach is expected to support the continued availability and adaptability of micromobility services.

Comprehensive Planning Implications:

The analysis indicates that, while portions of the roadway network currently operate below the adopted LOS standards and additional segments are expected to do so over time, these conditions are consistent with a growing, urbanized community and reflect where travel demand is most concentrated. The City's approach emphasizes a balanced, multimodal strategy rather than reliance on roadway expansion alone. Through continued implementation of the Mobility Program, coordination with regional partners, and investment in transit, walking, bicycling, and micromobility, the City is positioned to address transportation needs while supporting mobility choice, improving

safety, and reducing reliance on single-occupant vehicles. This approach will enable the transportation system to continue serving the City's population through the 2050 planning horizon in a manner consistent with the updated GOPs of this Plan.

Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statute:
163.3177(6)(b)1.b (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the [transportation] element shall reflect the data, analysis, and associated principles relating to ... the growth trends and travel patterns and interactions between land use and transportation."

Data:
Gainesville continues to function as one of the largest economic, educational, and cultural centers within North Central Florida. Major employment and activity centers, including the University of Florida, UF Health Shands Hospital, the Veterans Administration Hospital, Innovation Square, the Gainesville Regional Airport, and downtown destinations, attract workers, students, and visitors alike. In addition, commercial areas near Interstate 75 interchanges serve regional travel demand and draw visitors from surrounding rural and suburban counties. These regional connections contribute to daily travel patterns within the City and influence how the transportation system is used.

Analysis:
Gainesville's growth patterns and travel behavior reflect its role as a regional hub, resulting in a transportation system that accommodates both local circulation and trips originating outside the city. These patterns concentrate demand along major corridors and near key destinations, where regional and local travel overlap. As growth continues, the City is proactively managing these conditions through coordinated planning efforts that recognize and respond to evolving travel patterns.

The interaction between land use and transportation is a central component of this approach. The City is aligning development patterns with transportation investments to support shorter trips, increased accessibility, and greater use of transit, walking, and bicycling. Through the continued implementation of a multimodal transportation network and the Mobility Program, the City is ensuring that new development contributes to system improvements and that transportation infrastructure evolves in step with planned growth. This coordinated approach supports efficient movement, expands mobility options, and reinforces a well-connected transportation system.

Comprehensive Planning Implications:
The relationship between land use and transportation is most directly addressed in Transportation Mobility Element Objectives 2.2 and 2.3, which emphasize coordination between development patterns and transportation investments. Regulation of land use and development as it relates to transportation is further addressed in Objective 4.2. Collectively, these provisions reflect a forward-looking approach that supports the development of a transportation system designed to enhance mobility choice.

Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statute:
163.3177(6)(b)1.c (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"… the [transportation] element shall reflect the data, analysis, and associated principles relating to … existing and projected intermodal deficiencies and needs."

Data:
The city coordinates with partner agencies through the Gainesville & Alachua County Transportation Planning Organization (GACTPO) to identify and fund the implementation of high priority projects of regional significance using State and Federal sources. GACTPO's 2050 Long Range Transportation Plan (LRTP) emphasizes the allocation of funding to bicycle and pedestrian projects, as well as transit and roadway projects. Monitoring of transportation LOS is performed at the regional level by GACTPO through their Multimodal LOS Report.

The 10-Year Transit Development Plan, through a robust public involvement process and analysis of local conditions, identifies transit needs and priorities to better serve the community. The plan identifies a growing demand for transit services in the future associated with projected population growth particularly in the low-income and older adult groups, and in areas around East Gainesville. The plan proposes enhancements to existing routes to add coverage, improve service frequencies and reduce travel times; implementation of premium transit services to enhance travel time reliability; and expansion of mobility-on-demand services to improve overall accessibility of the system.

Needs in the bicycle and pedestrian infrastructure network are identified by the City through a combination of desktop analysis, community member input, and staff fieldwork. Further, the Mobility Plan and Alachua Countywide Bicycle Pedestrian Master Plan identify gaps in the networks and propose new infrastructure to address those gaps.

Analysis:
Gaps in the bicycle and pedestrian facilities are identified and prioritized based on adjacent land uses, road characteristics, level of bicycle and pedestrian activity, interconnectivity with other modes, and area socioeconomic indicators among other criteria to help guide allocation of resources and implementation of projects. Opportunities are sought to leverage resources in coordination with other projects, including land development and transit related projects, to help expedite the construction of projects, increasing accessibility.

Safety is a vital element in the assessment and prioritization of needs. The city's Vision Zero strategy transitions the focus from moving cars efficiently to prioritizing the safety of the most vulnerable road users by guiding transportation planning efforts and focusing capital investment. Project priorities are based on evaluation of crashes to identify trends and solutions, focusing on the disproportionate

impacts to vulnerable road users and transit dependent areas. Decreasing the number of conflicts and the severity of crashes is a priority.

Comprehensive Planning Implications:

Coordination with partner agencies is addressed in Transportation Mobility Element Objective 2.3. The Transit Development Plan is referenced in Transportation Mobility Element Policy 1.1.8. The Mobility Plan and Mobility Program are addressed in Transportation Mobility Element Goal 4 and subsequent objectives and policies. The Countywide Bicycle Pedestrian Master Plan is referenced in Transportation Mobility Element Objective 2.4 and associated policies. The Vision Zero program is incorporated in Transportation Mobility Element Goal 3 and its associated objectives and policies.

Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statute:
163.3177(6)(b)1.d (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the [transportation] element shall reflect the data, analysis, and associated principles relating to ... the projected transportation systems level of service and system needs based upon the future land use map and the projected integrated transportation system."

Data:
Programmed transportation system enhancement projects are listed in the FDOT Work Program, GACTPO's Transportation Improvement Program, the RTS Transit Development Plan, and the City of Gainesville and Alachua County's current budgets/Capital Improvements Programs which also include other sources of programmed construction funding, such as developer commitments. Additionally, the GACTPO LRTP Year 2050 Cost Feasible Plan identifies a list of prioritized transit, bicycle, pedestrian, and roadway projects needed to meet projected growth within the Gainesville Metropolitan Area through the planning horizon. Finally, the City's Mobility Plan and the Alachua Countywide Bicycle Pedestrian Master Plan detail multimodal transportation network projects. Further, the Mobility Plan, and the broader Mobility Program, enable the city to address system needs in ways other than strict LOS and concurrency management.

Analysis:
The city utilizes the aforementioned plans, as well as the Comprehensive Plan and the input of the community, to proactively address LOS and system needs for all modes of travel.

The City further addresses transportation system needs in ways beyond LOS standards and concurrency management. Strictly employing concurrency management standards risks both encouraging a sprawling form of development and preventing infill development and redevelopment. Instead, to manage growth, Gainesville employs a balanced approach to managing travel demand for all modes.

Gainesville established its first Transportation Concurrency Exception Area (TCEA) in 1999. This allowed exceptions to concurrency requirements for all types of development within a defined geographic area. Rather than meeting concurrency requirements, developments were presented an established set of pedestrian- and transit-friendly design features and required to select those most feasible and appropriate for the development site, in an amount proportionate to the development's traffic impact. Developments also had the option to make a proportionate fair-share contribution to satisfy transportation concurrency requirements. Additional TCEAs were established over time and became citywide in 2009. The TCEAs were replaced with the Transportation Mobility Program Areas (TMPA) in 2013, which included a similar menu-style set of multimodal-friendly design standards.

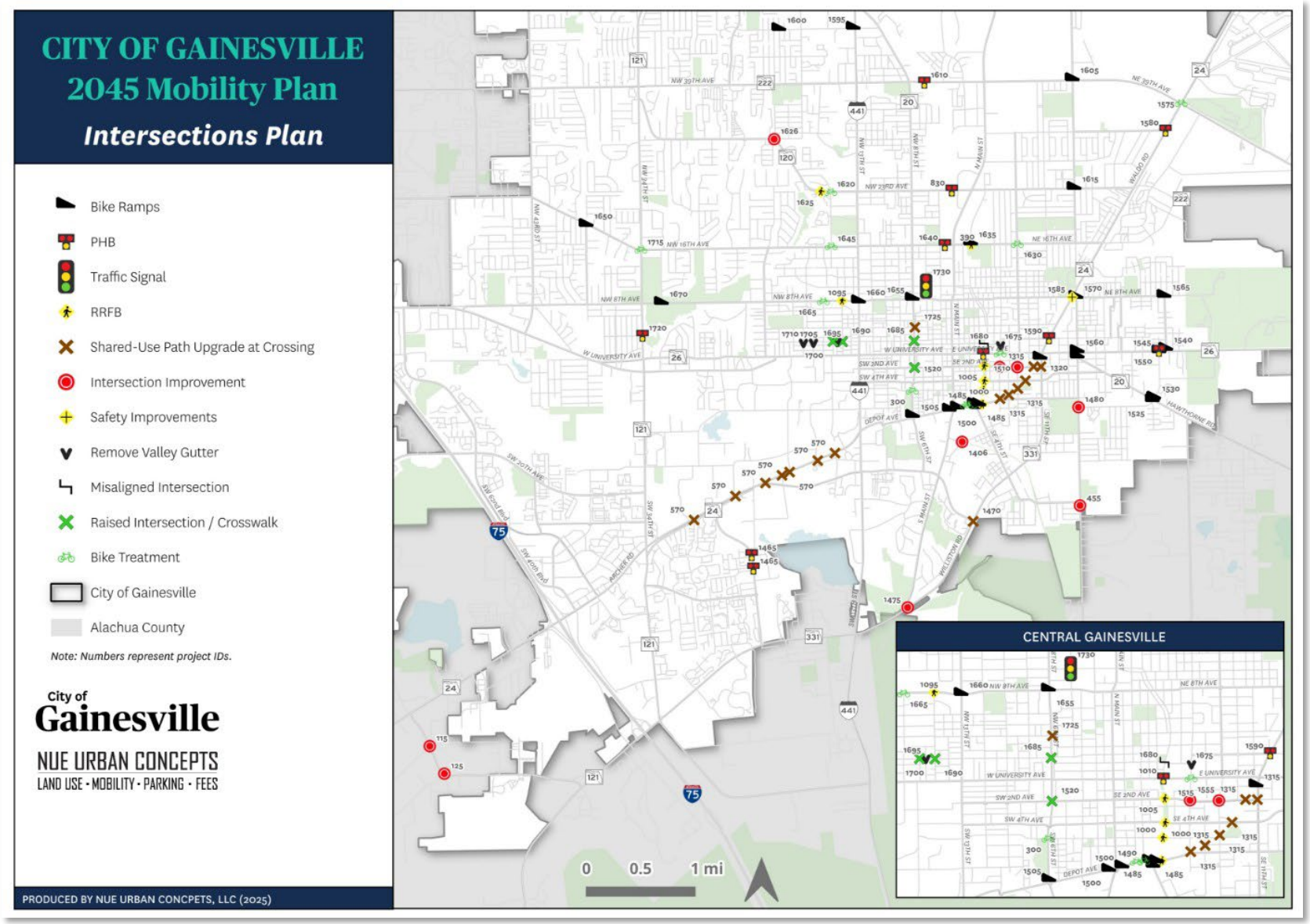
Today, the City has the Mobility Program, inclusive of Mobility Assessment Areas to replace the TMPAs and a Mobility Plan to establish a list of projects intended to meet the city's transportation needs for all modes based on projected growth. With the Mobility Program, developers no longer select from a menu of design features but instead pay a Mobility Fee, similar to the aforementioned proportionate fair-share contribution and based on the scale of the development proposed and the Mobility Assessment Area within which the development sits. However, certain pedestrian-, transit- and bicycle-friendly design features are required of all new developments, as detailed in the Transportation Mobility Element, the Future Land Use Element, and the Land Development Code.

A map series showing the City's projected transportation system under the Mobility Program is shown in the following pages.

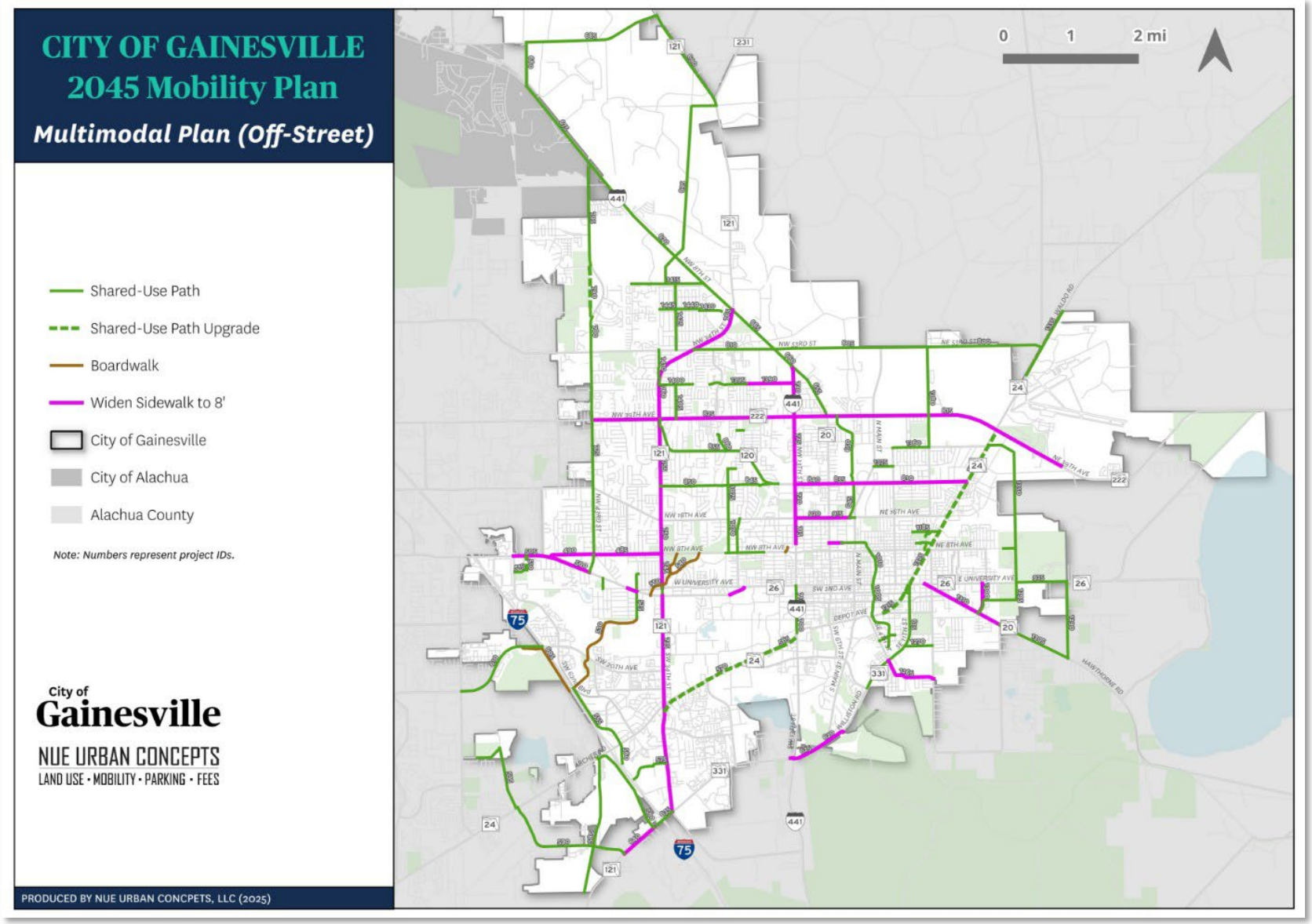
Comprehensive Planning Implications:

LOS standards are established in Transportation Mobility Element Objective 1.2. Coordination with the Future Land Use Map is addressed in Transportation Mobility Element Objective 2.2. Meeting future needs of the projected transportation system and addressing other elements of the Comprehensive Plan is addressed throughout the element. Coordination with land use and redevelopment is addressed in Objective 2.2, and requirements imposed on redevelopment are addressed in Objective 4.2. Coordination with other stakeholders, including those referenced as part of the various plans listed, is addressed in Objective 2.3.

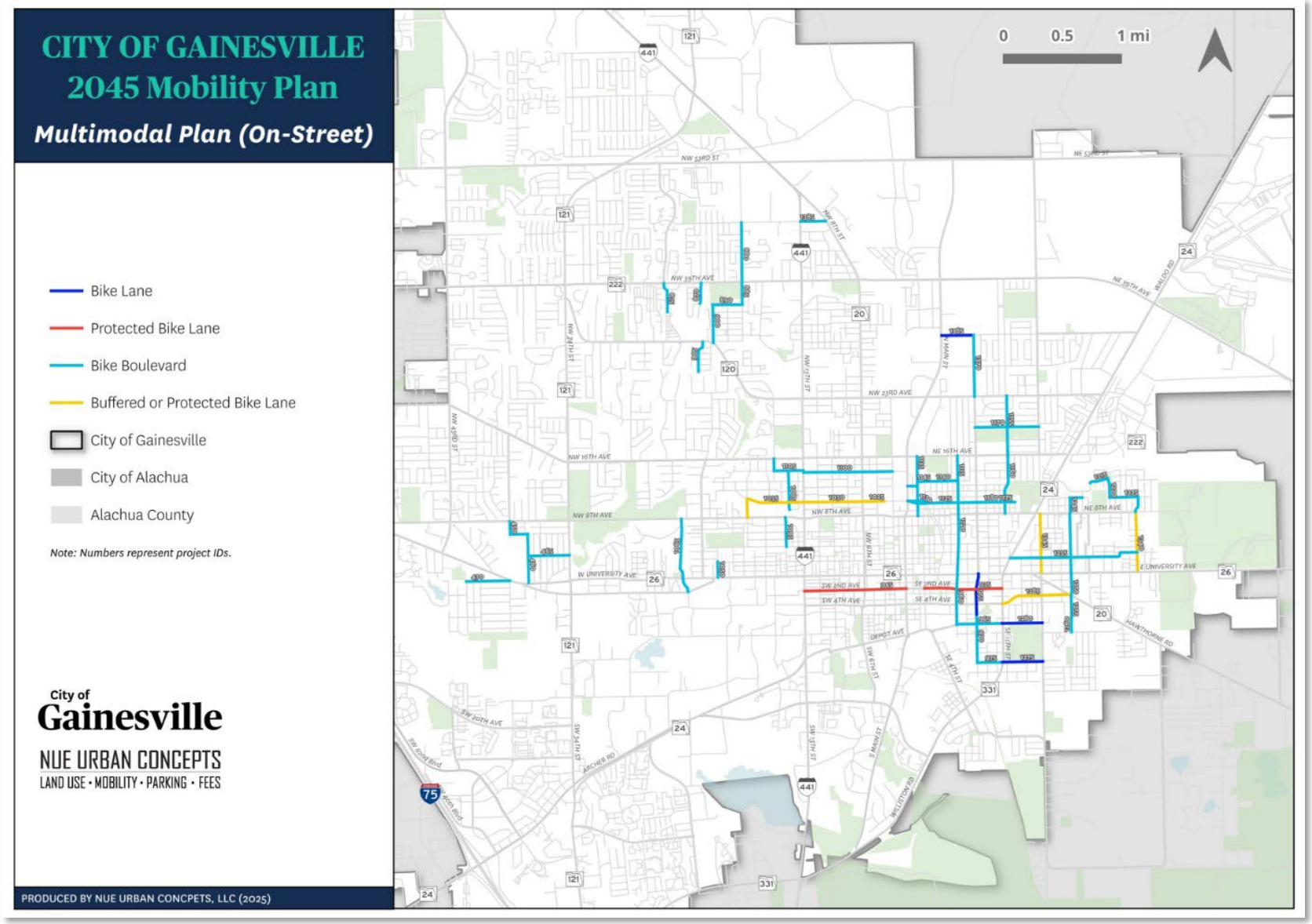
Mobility Plan Intersection Plan, 2026



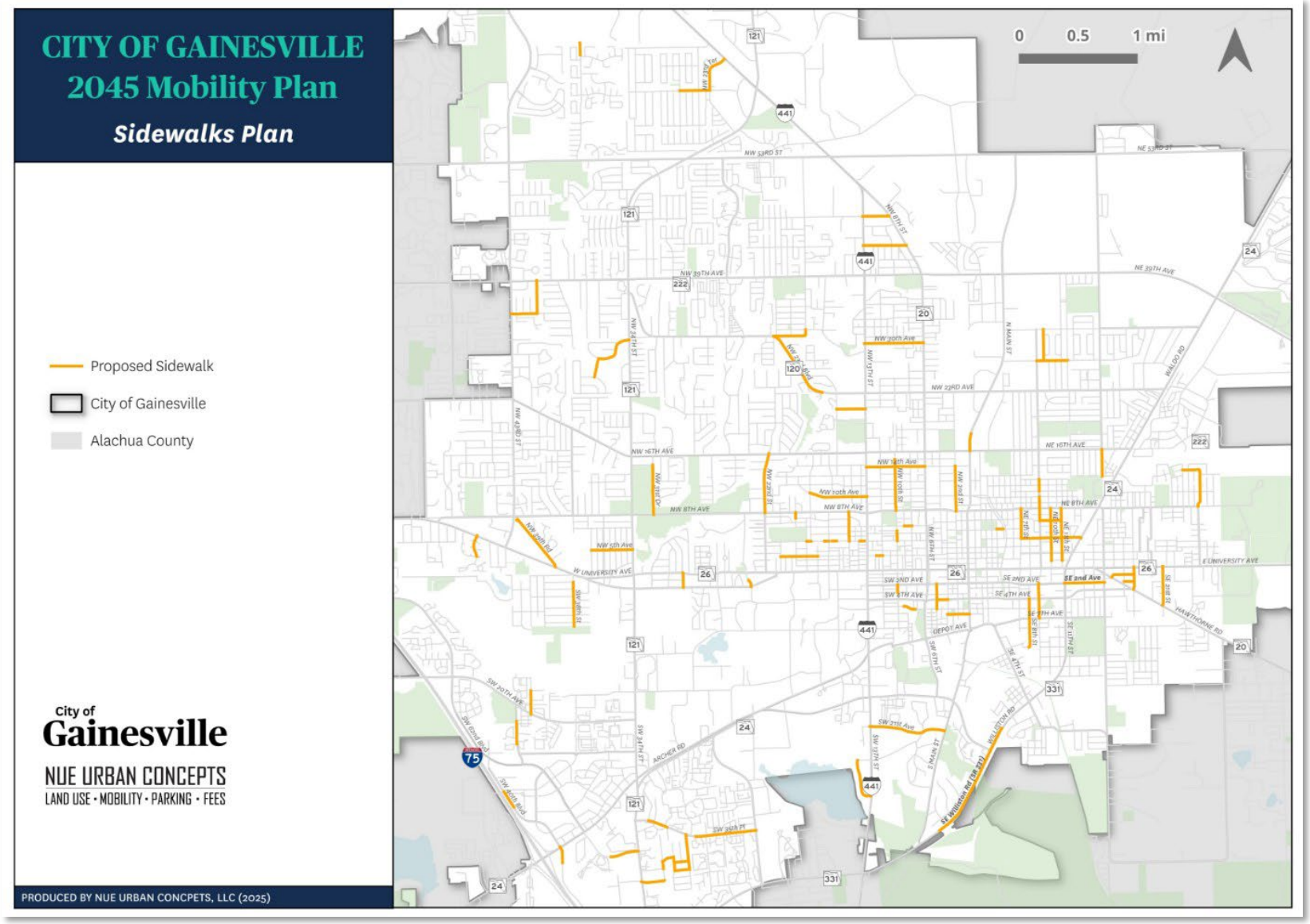
Mobility Plan Off-Street Multimodal Plan, 2026



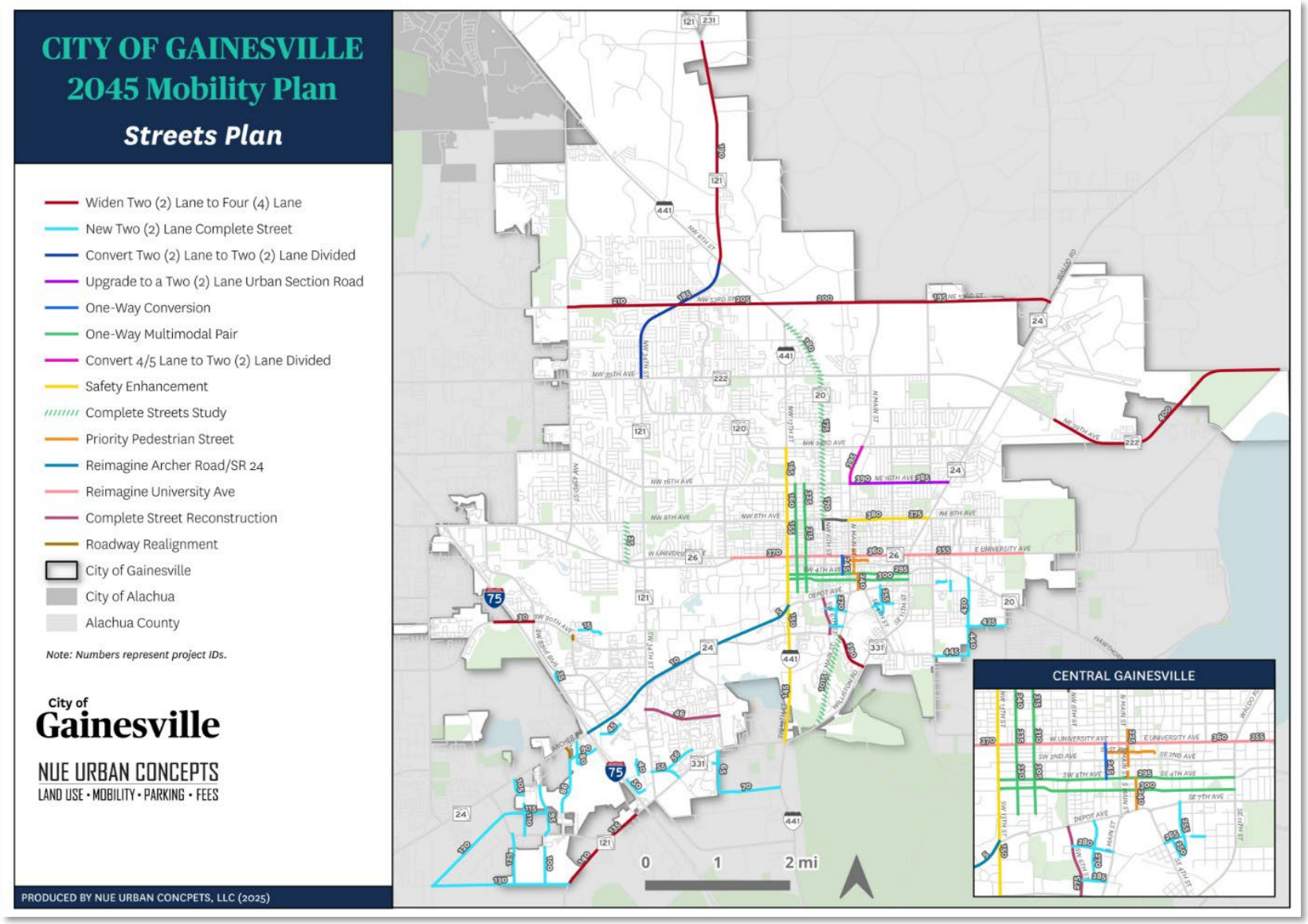
Mobility Plan On-street Multimodal Plan, 2026



Mobility Plan Sidewalks Plan, 2026



Mobility Plan Streets Plan, 2026



Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statute:
163.3177(6)(b)1.e (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"… the [transportation] element shall reflect the data, analysis, and associated principles relating to … how to the local government will correct existing deficiencies, meet the identified needs of the projected transportation system … and advance … the other elements of this plan."

Data:
Deficiencies in the roadway network are addressed in the GACTPO Multimodal Level of Service Report. Needs in the transportation system are identified in multiple documents, including the GACTPO 2050 Long Range Transportation Plan, the Transit Development Plan, the Mobility Plan, the ADA Transition Plan and the Alachua Countywide Bicycle Pedestrian Master Plan.

Analysis:
Analysis of the data indicates community need and desire for improved transit service, expanded pedestrian and bicycling facilities, and accommodation of car travel, both within the city and for those traveling into the city. The city's ADA Transition Plan provides analysis of field conditions and determinations of the modifications needed to either upgrade existing curb ramps to current federal accessibility standards or to add new curb ramps where none were present. This effort led to the allocation of dedicated funding by the city and grant funding from FDOT to advance the required improvements.

Comprehensive Planning Implications:
The Transportation Mobility Element establishes the goal of expanding access to reliable, accessible, affordable and safe transportation in Goal 1. Level of Service standards in Objective 1.2. Meeting future needs of the projected transportation system and addressing other elements of the Comprehensive Plan is addressed throughout the element. Coordination with land use and redevelopment is addressed in Transportation Mobility Element Objective 2.2, and requirements imposed on redevelopment are addressed in Objective 4.2. Regarding advancing the other elements of the Comprehensive Plan, coordination with other stakeholders is addressed in Objective 2.3. The mobility program, established by the Mobility Plan and addressed in Goal 4 of the Transportation Mobility Element, ties land use and development and transportation planning together to provide funding for multimodal transportation infrastructure planned and designed to meet the city's projected transportation needs.

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Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statute:
163.3177(6)(b)2.a (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"Local governments within a metropolitan planning area designated as an MPO … shall also address … all alternative modes of travel, such as public transportation, pedestrian, and bicycle travel."

Data:
The City of Gainesville is within the Gainesville & Alachua County Transportation Planning Organization (GACTPO). Gainesville addresses all alternative modes of travel, including public transportation, pedestrian, and bicycle travel. The City conducts yearly counts of car traffic and bicycle traffic at specific locations. Utilization of public transportation is tracked on an ongoing basis.

Analysis:
Gainesville addresses all alternative modes of travel in its comprehensive planning, as well as in its engineering guidelines and land development regulations. This includes but is not limited to: using road resurfacing as opportunities to add bicycling and pedestrian infrastructure to corridors; requiring new developments to provide pedestrian connections, public sidewalks, and bicycle parking; and providing mass transit, paratransit, and microtransit services.

Comprehensive Planning Implications:
Alternative modes of travel are addressed thoroughly throughout the Transportation Mobility Element of the Comprehensive Plan. Further, the element makes reference to other planning efforts to address these alternative modes, including the Transit Development Plan, the Mobility Plan, the Vision Zero Action Plan and the Alachua Countywide Bicycle Pedestrian Master Plan.

Chapter:
III. How We Build

Element:
Future Land Use Element

Florida Statute:
163.3177(6)(b)2.b (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"Local governments within a metropolitan planning area designated as an MPO … shall also address … aviation, rail, seaport facilities, access to those public facilities, and intermodal terminals."

Data:
No passenger rail or seaport facilities are present in the city. The City of Gainesville is within the Gainesville & Alachua County Transportation Planning Organization (GACTPO). The Gainesville-Alachua County Regional Airport is within city limits.

Analysis:
The Gainesville-Alachua County Regional Airport offers access to aviation facilities for city and county residents. The airport can be accessed by private automobile and public transit via roadways, as well as by bicycle or walking via nearby sidewalks and shared use paths.

Comprehensive Planning Implications:
Transportation Mobility Element Policy 2.2.4 calls for utilization of the Gainesville-Alachua County Regional Airport's Airport Master Plan to guide future land use and development in the area around the airport. Transportation Mobility Element Policy 2.3.6 calls for coordination with Gainesville-Alachua County Regional Airport Authority on proposed airport expansions and other aviation projects with transportation plans by FDOT and GACTPO.

Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statute:
163.3177(6)(b)2.c (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"Local governments within a metropolitan planning area designated as an MPO … shall also address … the capability to evacuate coastal populations before an impending natural disaster."

Data:
The City of Gainesville is within the Gainesville & Alachua County Transportation Planning Organization (GACTPO). Per maps published by the Florida Division of Emergency Management on 21 November 2025—the most current available at time of writing—evacuation routes that run through Gainesville include Interstate 75; State Road (SR) 20; SR 24; SR 24A; SR 26; SR 26A; SR 121; SR 222; and SR 331.

Analysis:
Gainesville is located in North Central Florida. The city is not on or near either coast. The city does not have a coastal population. The city is relatively well-positioned for Floridians evacuating from coastal communities.

Comprehensive Planning Implications:
Evacuation routes are determined by the state. This topic is not addressed directly in the Transportation Mobility Element. The city's coordination with the state is addressed in multiple policies within Transportation Mobility Element Objective 2.3 and throughout the Intergovernmental Coordination Element.

Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statue:
163.3177(6)(b)2.d (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"Local governments within a metropolitan planning area designated as an MPO … shall also address … airports, projected airport aviation development, and land use compatibility around airports, which includes areas defined in ss. 333.01 and 333.02."

Data:
The City of Gainesville is within the Gainesville & Alachua County Transportation Planning Organization (GACTPO). The Gainesville-Alachua County Regional Airport is within city limits. Land use is addressed in the Future Land Use Element of this Comprehensive Plan.

Analysis:
The Gainesville-Alachua County Regional Airport offers access to aviation facilities for city and county residents. The airport can be accessed by private automobile and public transit via roadways, as well as by bicycle or walking via nearby sidewalks and shared use paths. Various local land use regulations are in place to ensure compatibility of adjacent land uses with aviation safety.

Comprehensive Planning Implications:
Transportation Mobility Element Policy 2.2.4 calls for utilization of the Gainesville-Alachua County Regional Airport's Airport Master Plan to guide future land use and development in the area around the airport. Transportation Mobility Element Policy 2.3.6 calls for coordination with Gainesville-Alachua County Regional Airport Authority on proposed airport expansions and other aviation projects with transportation plans by FDOT and the MTPO.

Chapter:
V. How We Get Around

Element:
Transportation Mobility Element

Florida Statue:
163.3177(6)(b)2.e (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"Local governments within a metropolitan planning area designated as an MPO … shall also address … an identification of land use densities, building intensities, and transportation management programs to promote public transportation systems in designated public transportation corridors so as to encourage population densities sufficient to support such systems."

Data:
The City of Gainesville is within the Gainesville & Alachua County Transportation Planning Organization (GACTPO). Land use densities and building intensities are addressed in the Future Land Use Element of the Comprehensive Plan.

Analysis:
Public transportation is broadly used in Gainesville. It is more utilized in the areas of the city with higher population densities and building intensities than those with lower population densities and building intensities. These areas are often more conducive to public transit, as they are closer to achieving the "population densities sufficient to support such systems", as the statutory requirement states. Coordination between GACTPO and City of Gainesville regarding these topics is ongoing.

Comprehensive Planning Implications:
The link between land use and transportation is most explicitly discussed in Transportation Mobility Element Objectives 2.2 and 2.3. Further, a future-focused lens is applied to the element as a whole, so that the city may plan a future transportation system that facilitates mobility choice. Transportation Mobility Element Policy 2.2.2 most explicitly addresses this statutory requirement, stating the city shall "ensure that Future Land Use Map designations promote multimodal transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice." Improving the reliability and accessibility of Gainesville's transit service is established as a priority in Transportation Mobility Element Objective 1.1 and its subsequent policies. A transit level of service is addressed in Transportation Mobility Element Policy 1.2.3.

DATA & ANALYSIS

OUR ENVIRONMENT

Infrastructure Element

Introduction.

The Infrastructure Element of the HOW WE BUILD Chapter establishes the City's strategy for planning, maintaining, and expanding the public infrastructure systems needed to support Gainesville current development pattern and future growth through the ImagineGNV 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element guides how the City plans for and manages essential public facilities, including potable water, sanitary sewer, stormwater management, solid waste, and natural groundwater aquifer recharge.

Section 163.3177(6)(c), Florida Statutes, establishes the "data and analysis" considerations that inform the Infrastructure Element, including the availability, capacity, and condition of public facility systems and the ability of those systems to maintain adopted level of service (LOS) standards. Consistent with these requirements, this Data & Analysis report evaluates existing infrastructure systems, facility capacity, service areas, environmental considerations, and projected infrastructure needs in order to support the Element's GOPs.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Sub-Element – Identifies the specific infrastructure system being evaluated (e.g., potable water, sanitary sewer, stormwater management, solid waste, or natural groundwater aquifer recharge).
- Florida Statute – Provides the citation for the applicable statutory provision.
- Statutory Requirement – States the specific data and analysis requirement identified in Florida Statutes.
- Data – Presents the relevant information describing existing infrastructure systems, facility capacity, and service conditions.
- Analysis – Evaluates the data, identifies key findings, and assesses how current and projected infrastructure conditions align with statutory expectations and community needs.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
VI. Our Environment

Element:
Infrastructure Element

Sub-Element:
Potable Water

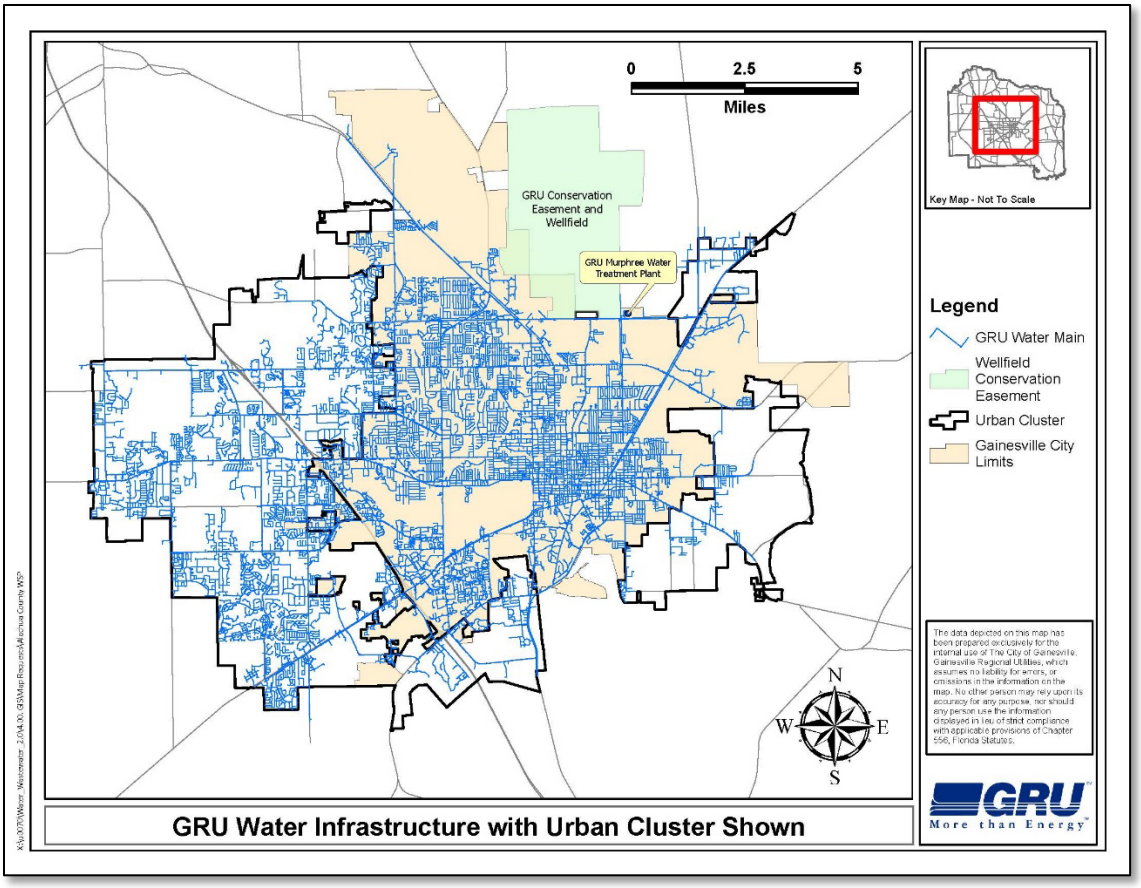
Florida Statute:
163.3177(6)(c) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the data and analysis required by this section ... must describe the problems and needs [of the potable water system] and the solution of those problems and needs, including correcting of existing deficiencies."

Data:
Water Service Area & Supply
The GRU water system service area includes the City of Gainesville and portions of the unincorporated area. GRU also provides potable water to the UF campus under a bulk service agreement. Pursuant to the policies in both the Alachua County and City of Gainesville Comprehensive Plans, centralized potable water and wastewater facilities cannot be extended outside the County's Urban Cluster, with limited exceptions subject to approval by the Alachua County Board of County Commissioners.

Water supply is withdrawn from the Murphree Wellfield and treated at the Murphree Water Treatment Plant (MWTP) which are co-located (see map on the following page of this report). The Murphree Wellfield includes 15 wells that withdraw groundwater from the Floridan Aquifer. In 2000 GRU, in conjunction with water management districts and federal agencies, purchased a conservation easement that included over 7,000 acres of silvicultural property immediately to the north and northwest of the Murphree Plant. The conservation easement provides protection to the 15 existing wells and will accommodate the construction of additional wells. Existing and future wells within the conservation easement are anticipated to yield a minimum of 60 million gallons per day (mgd) of water supply to match the long-term future treatment capacity of the Murphree Plant site.

Groundwater withdrawal is regulated by a consumptive use permit (CUP) issued by the St. Johns River Water Management District (SJRWMD). GRU's current CUP expires in 2034 and allows a maximum annual average daily flow withdrawal of 30 mgd, which is lower than both the treatment capacity of the system and the potential yield of the wellfield. GRU is pursuing early renewal of its CUP with a 30-year extension through 2056 and is proposing an annual allocation of 34.6 MGD through 2056. It is anticipated that this renewal will be issued in 2026.



Source: GRU.

Water Treatment

Groundwater is treated at the MWTP which includes sulfide removal, lime softening, filtration, disinfection, on-site storage, and high-service pumping into the water distribution system. MWTP is rated and permitted through the Florida Department of Environmental Protection (FDEP) to treat a maximum daily flow of 54 MGD.

Water Storage

Water treated at MWTP is pumped into three five-million-gallon ground storage tanks located onsite. Water is pumped from these tanks by high service pumps into the water distribution system. There are two active storage tanks within the distribution system that help to stabilize pressures during peak conditions. Santa Fe Repump Station, located in the northwest area, includes a two-million-gallon ground storage tank and high service pumps. The Forest Ridge Elevated Storage Tank is a one-million-gallon elevated tank located in the vicinity of NW 13th Street. The combined storage capacity of these tanks is 18 million gallons.

Water Transmission and Distribution

The water distribution system serves approximately 70,000 residential customers and 6,600 commercial customers and also provides bulk water service to the UF Campus. The total residential population served is approximately 200,000 people. The system includes 1,138 miles of water transmission and distribution lines throughout the water service area. The water transmission system

consists primarily of cast and ductile iron water mains from 10 to 36 inches in diameter providing a hydraulically looped system. The MWTP high service pumps and the Santa Fe Repump station and elevated storage tank provide water flow and pressure stabilization throughout the service area. The water distribution system consists primarily of cast iron, ductile iron, galvanized steel pipe (GSP), polyvinyl chloride (PVC), and high density polyethylene (HDPE) water mains from 2 to 8 inches in diameter and covers a service area of approximately 118 square miles.

GRU not only installs new water distribution system additions but also approves plans for and inspects distribution piping installed by private developers which is ultimately deeded over to GRU to become an integral part of the GRU's overall distribution system. GRU monitors pressure in several locations throughout the distribution system to ensure that adequate pressures are maintained. In addition, GRU utilizes a computer model to assess future conditions and to ensure that system improvements are constructed to ensure adequate pressures in the future.

Analysis:

A reliable potable water system is essential to supporting the health, safety, and daily needs of Gainesville's residents, businesses, and institutions. In addition to providing safe drinking water, the system must deliver sufficient supply and pressure to meet routine demands, accommodate peak usage periods, and support fire protection. Ensuring that the system can consistently meet these needs is a fundamental responsibility of the City and its utility provider. LOS standards, as adopted as part of the Comprehensive Plan, are used to evaluate whether the potable water system is performing adequately today and whether it can support future growth. These standards establish measurable benchmarks for water demand, system capacity, and system performance, allowing the City to compare current and projected conditions, identify potential deficiencies, and plan for necessary improvements. The City's adopted LOS standards for potable water are provided in the table below.

Potable Water LOS Standards, 2025.

Level of Service	Standard
Average Daily Flow (ADF)	126 gallons gross per capita per day (gpcd)
Maximum Day (Peak) Design Flow (MDF)	177 gallons gross per capita per day (gpcd)
Storage Capacity	25% of peak day flow volume (gallons)
Pressure	Minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions
UF Campus	GRU shall reserve potable water capacity for the annual water demand projected by the City for the University of Florida and the power plants.

The following analysis applies the adopted LOS standards to assess average daily demand, peak demand conditions, and the system's ability to maintain adopted service levels over time.

Average Daily Flow

Average Daily Flow (ADF) represents how much water the community uses on a typical day over the course of a year. It includes all water uses served by the system, such as homes, businesses, institutions, the University of Florida, and fire protection, and is expressed on a per person basis. This

measure is important because it shows how much water the City must be able to supply on a consistent, everyday basis.

Current Conditions and LOS Compliance

To understand how the system is performing today, the City applies its adopted LOS standard to the current population served. Using the 2025 estimated service area population of 198,934 and the LOS of 126 gallons per person per day, the resulting average daily demand is 25.1 mgd. Actual water use in 2025 was slightly lower, at 23.7 mgd, reflecting typical variation due to weather and other factors. Both the estimated demand based on the LOS standard and the actual demand fall well within GRU's permitted groundwater withdrawal of 30 mgd under its current CUP. This available capacity allows the system to reliably meet everyday water needs while maintaining a margin for variability. Taken together, these conditions demonstrate that the potable water system is currently operating within its permitted supply and meets the adopted LOS standard for average daily flow.

Projected Demand & Future Capacity

Looking ahead, GRU has evaluated future water demand as part of its effort to renew and extend its CUP through 2056. Using population projections prepared by the University of Florida's Bureau of Business and Economic Research (BEBR), along with historical water use trends, GRU estimates a future service population of 268,961 and an associated average daily demand of 34.6 mgd. This projection accounts for all system users, including residential, commercial, institutional, the University of Florida, and power generation. To support this level of demand, GRU is seeking a CUP allocation of 34.6 mgd as part of its proposed permit extension. Aligning the requested allocation with projected demand ensures that the system is planned to meet future water needs as the community grows. With approval of the proposed CUP extension and continued implementation of water supply strategies, the potable water system is expected to maintain sufficient permitted capacity and continue meeting the adopted LOS standard for average daily flow throughout the planning horizon.

Regulatory Constraints

The SJRWMD and Suwannee River Water Management District (SRWMD) have adopted a 20-year water supply plan through 2045 to ensure adequate long-term water supply while protecting natural resources. As part of this effort, the water management districts use groundwater models to assess the impacts of regional groundwater withdrawals and identify potential constraints on future water supply.

One of the primary regulatory tools used by the water management districts and Florida Department of Environmental Protection (FDEP) to protect water bodies is the Minimum Flows and Levels (MFL) program. MFLs are established for individual springs, lakes, and rivers to ensure that groundwater withdrawals do not cause significant harm to these systems. The water management districts and FDEP have developed, and continue to develop, MFLs throughout the region.

GRU actively participates in the development of MFLs and associated recovery and prevention strategies. To comply with existing and future MFL requirements, GRU must either implement its own projects or participate in regional efforts, which may increase system costs. GRU's approach to meeting MFL requirements and addressing future water supply needs includes water conservation,

expanded use of reclaimed water for aquifer recharge and irrigation offset, and participation in regional water supply projects, as needed.

System Response and Planning Strategies

GRU has developed and is implementing strategies to comply with the two MFLs that affect its system: the Lake Brooklyn and Geneva MFL and the Lower Santa Fe and Ichetucknee River (LSFIR) MFL. Lake Brooklyn and Lake Geneva are located to the east of Gainesville. To address these requirements, GRU entered into an agreement with SJRWMD to participate in the Black Creek Water Resource Development project, which supports compliance with MFLs in the area east of Gainesville. GRU contributed $2.71 million to the project through payments made in 2021 and 2023. This agreement provides GRU with compliance for these MFLs and supports its ability to pursue early renewal of its consumptive use permit.

GRU will demonstrate compliance with the LSFIR MFL through its existing use of reclaimed water for groundwater recharge and to offset potable water demand. In addition to its current recharge efforts, GRU is constructing a groundwater recharge wetland west of Gainesville that will use reclaimed water to recharge the aquifer. This project will also provide additional reuse capacity for the wastewater system and further support compliance with MFL requirements in the western portion of the service area. GRU is receiving 50 percent cost share funding for this project from FDEP.

Maximum Daily Flow

Maximum Day Flow (MDF) represents the highest daily water demand experienced by the system and is used to evaluate whether sufficient capacity exists to meet peak usage conditions. This measure is important because it ensures that the system can accommodate periods of increased demand while maintaining reliable service.

Current Conditions and LOS Compliance

The actual MDF varies from year to year, primarily due to weather conditions, while the LOS standard is based on a conservative dry year assumption. Using the 2025 estimated population of 198,934 and the LOS standard of 177 gallons per person per day, the resulting projected MDF is 35.2 mgd. The actual MDF for 2025 was 28.2 mgd. Both the projected and actual MDF are below MWTP rated capacity of 54 mgd. Based on these conditions, the system has sufficient treatment capacity to meet peak day demand and is operating in compliance with the adopted LOS standard for MDF.

Applying the adopted storage LOS standard of 25 percent of MDF to the projected 35.2 mgd demand results in a required storage volume of 8.8 million gallons. This is below GRU's current storage capacity of 18 million gallons. Based on current conditions, the system provides storage capacity in excess of the adopted LOS standard and is able to support peak demand conditions.

Projected Demand and Future Capacity

As demand increases over time, GRU will need to continue maintaining and improving system capacity to meet future peak day conditions. GRU has an ongoing capital improvement program to replace aging infrastructure, meet current and future regulatory requirements, ensure safe and efficient operation, and accommodate future growth. GRU monitors pressure in several locations throughout the distribution system to ensure that pressures are maintained with the LOS.

GRU utilizes a computer model to assess future conditions and to ensure that system improvements are constructed to ensure pressures meet LOS in the future. Engineering analysis using the water system model is used to guide GRU's capital improvement program for the water distribution system. These analyses are also used by GRU in reviewing plans from developers that are constructing piping that will connect into GRU's existing water distribution system. With continued implementation of these improvements, the system is expected to maintain sufficient treatment and storage capacity to meet projected peak demand and continue meeting the adopted LOS standard for MDF.

Conclusion & Comprehensive Planning Implications

The potable water system is currently operating within adopted LOS standards and has adequate supply, treatment, and storage capacity to meet existing and projected demand. This supports the Comprehensive Plan's GOPs related to maintaining reliable public facilities, ensuring infrastructure is available concurrent with development, and planning for future system needs through coordinated capital improvements and water supply planning. Continued monitoring of demand, system performance, and planned expansions will be necessary to ensure LOS standards are maintained as growth occurs.

Chapter:

VI. Our Environment

Element:

Infrastructure Element

Sub-Element:

Sanitary Sewer

Florida Statute:

163.3177(6)(c) (Required and optional elements of comprehensive plan; studies and surveys.)

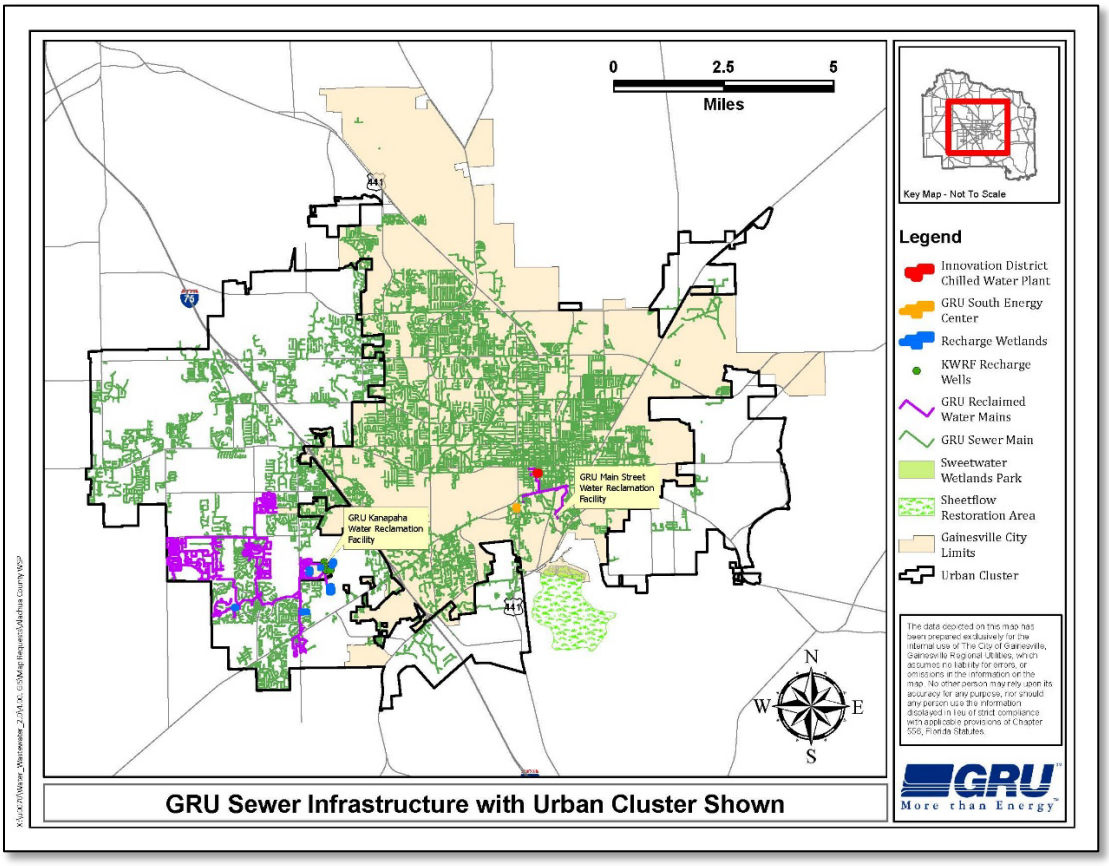
Statutory Requirement:

"... the data and analysis required by this section ... must describe the problems and needs [of the wastewater system] and the solution of those problems and needs, including correcting of existing deficiencies."

Data:

Wastewater Collection System

The wastewater system serves most of the Gainesville urban area and is essentially the same as the water system service area, as shown below. The wastewater collection system includes approximately 69,000 customer connections and 681 miles of gravity sewer collection system.



Source: GRU

Wastewater Transmission and Pumping

A portion of the gravity sewer system flows by gravity directly to the Main Street Water Reclamation Facility (MSWRF). However, most of the gravity sewer system discharges to lift stations which pump through force mains. GRU has a manifolded force main network that carries the wastewater flow to its two water reclamation facilities. The collection system includes 176 pump stations with 151 miles of associated force main.

Wastewater Treatment

GRU owns and operates two wastewater treatment facilities, the Main Street Water Reclamation Facility (MSWRF) and the Kanapaha Water Reclamation Facility (KWRF). Although the plants have separate wastewater collection areas, GRU has a transfer pump station that allows a portion of the wastewater from either plant to be routed to the other plant which enables GRU to more effectively utilize the combined treatment capacity. MSWRF and KWRF have permitted annual average daily flow (AADF) capacities of 7.5 mgd and 14.9 mgd, respectively, for a combined capacity of 22.4 mgd. The FY2025 AADFs for MSWRF and KWRF were 5.85 mgd and 11.06 mgd, respectively, with a combined total of 16.91 mgd. The MSWRF capacity and renewal upgrade project, which is expected to be completed by 2031, will increase the MSWRF capacity from 7.5 to 10 mgd (resulting in a combined capacity of 24.9 mgd).

Effluent Disposal and Reuse

GRU's effluent disposal system is designed to fully reuse treated wastewater through a combination of aquifer recharge, environmental restoration, irrigation, and industrial cooling applications. One hundred percent of the wastewater treated at GRU's water reclamation facilities is beneficially reused through this system. Reuse infrastructure includes recharge wetlands, recharge wells, and distribution systems that support non-potable uses. Total reclaimed water flows were approximately 16.9 mgd in 2025 and are projected to increase over the planning horizon as more customers connect to the system and system capacity expands. Current and future anticipated reuse capacities and flows are summarized in the table below.

GRU Existing and Projected Reclaimed Water Flows

Reuse Type	2023	2030	2035	2040	2045	2050
Total Water Reuse Amount (mgd) [1]	16.6	19.2	20.5	21.8	23.4	24.5
Groundwater Recharge Wetlands (mgd) [2]	1.75	4.84	4.84	4.84	4.84	6.8
Sweetwater Wetlands Park (mgd) [3]	5.8	6.6	7.0	7.3	7.7	8.0
Potable Offset Irrigation/cooling (mgd) [4]	1.6	2.4	2.4	2.4	2.5	2.5
Kanapaha Recharge Wells (mgd) [5]	7.4	5.4	6.26	7.2	8.3	7.1

Note (1). Total estimated flow from water reclamation facilities. All of GRU effluent is reused.

Note (2). Flow to GRU groundwater recharge wells and water features.

Note (3). Flow to Sweetwater Wetlands which restores wetlands on Paynes Prairie.

Note (4). Includes reclaimed water used for industrial cooling and irrigation in place of groundwater.

Note (5). Estimated flow to Kanapaha recharge wells. Permitted capacity 10 mgd.

Source: GRU

Analysis:

A reliable wastewater system is essential to protecting public health and maintaining environmental quality. To function effectively, the system must consistently collect, convey, and treat wastewater under both typical conditions and periods of increased flow. LOS standards, as adopted in the Comprehensive Plan, are used to evaluate whether the system has sufficient capacity to meet current demand and accommodate future growth. These standards provide a consistent basis for assessing system performance and identifying when improvements may be needed. The City's adopted wastewater LOS standard is provided in the table below.

Wastewater LOS Standards, 2025.

Level of Service	Standard
Average Daily Flow (ADF)	101 gallons per capita per day (gpcd)

Current LOS Performance

Applying the adopted LOS standard to the estimated 2025 service population of 192,300 results in an expected ADF of 19.4 mgd. The actual ADF for 2025 was 16.91 mgd, reflecting typical variation due to weather and groundwater conditions. Both values are below the system's current combined treatment capacity of 22.4 mgd, indicating that the wastewater system is operating within the adopted LOS standard and has sufficient capacity to meet existing demand.

Projected LOS Performance

Wastewater demand will continue to increase as the city grows. Improvements underway at the Main Street Water Reclamation Facility will increase plant capacity from 7.5 mgd to 10 mgd, bringing total system capacity to approximately 24.9 mgd. These upgrades will be completed in two phases, with initial improvements anticipated in 2026 and additional upgrades completed by 2031 to expand treatment capability and improve system reliability. This added capacity is expected to support growth through the mid-term planning horizon. As demand continues to increase, additional expansions will be needed over time, with the next phase of capacity improvements anticipated around 2035 and further upgrades likely needed around 2040 to maintain compliance with adopted LOS standards. Ongoing monitoring of system performance will ensure that improvements are timed to keep pace with growth.

Conclusion & Comprehensive Planning Implications:

The wastewater collection, treatment, and reuse systems are currently operating within adopted LOS standards and have adequate capacity to meet existing demand. Planned improvements, including the MSWRF upgrade, are expected to maintain sufficient treatment capacity to accommodate projected growth through the planning horizon. This supports the Comprehensive Plan's GOPs related to maintaining reliable public facilities, ensuring infrastructure is available concurrent with development, and planning for future system needs through coordinated capital improvements. Continued monitoring of system performance, demand, and capacity will be necessary to ensure LOS standards are maintained and to inform the timing of future capacity expansions.

Chapter:
VI. Our Environment

Element:
Infrastructure Element

Sub-Element:
Drainage

Florida Statute:
163.3177(6)(c) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the data and analysis required by this section ... must describe the problems and needs [of the drainage system] and the solution of those problems and needs, including correcting of existing deficiencies."

Data:
Public Stormwater Drainage System
The City of Gainesville maintains a public drainage system primarily associated with over 400 miles of public roads. The City-maintained stormwater system consists of 131 miles of stormwater pipes, culverts and underdrains, 82 miles of swales and ditches, 4,588 inlets, 834 manholes and junction boxes, 918 outfalls, headwalls and end sections, 167 stormwater basins, and 15 pumps. This represents the public drainage system maintained by the City at the time this plan was written. The number of system components is continuously updated.

Stormwater Management Facilities and Regulatory Framework
All new development, whether public or privately owned, is required to provide stormwater conveyance and storage for flood control and water quality treatment. Stormwater management is required by Chapter 373, Part 4 Florida Statutes through the Environmental Resource Permit process. Specific design criteria are required by the Florida Department of Environmental Protection and the water management districts. The City of Gainesville also requires stormwater management through the Land Development Code with design criteria in the Engineering Design and Construction Manual.

Analysis:
The City of Gainesville has adopted LOS standards for stormwater management that require facilities to accommodate the 100-year critical duration storm and provide treatment as required by the Statewide Stormwater Rule. These standards apply to all new development and redevelopment and are implemented through the City's Land Development Regulations and engineering design standards. Together with the City's ongoing maintenance of publicly maintained drainage infrastructure, these requirements help reduce flooding and protect water quality in nearby creeks, lakes, wetlands, and other surface waters. Based on this approach, Gainesville's stormwater management system is expected to continue supporting development while maintaining the adopted LOS standards.

Comprehensive Planning Implications:

The stormwater system supports watershed protection and aligns with other elements of the Comprehensive Plan. The stormwater system is maintained to operate at the current LOS. When system components need replacement to maintain the LOS, projects are identified and added to the Capital Improvement Schedule.

Chapter:
VI. Our Environment

Element:
Infrastructure Element

Sub-Element:
Solid Waste

Florida Statute:
163.3177(6)(c) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the data and analysis required by this section ... must describe the problems and needs [of the solid waste system] and the solution of those problems and needs, including correcting of existing deficiencies."

Data:
Solid Waste Collection and Service
Residential curbside collection services include garbage, dual stream recycling, yard waste, electronic waste (by appointment), and bulky waste pickup through an exclusive waste hauler contracted with the City. The City uses an exclusive contracted hauler for residential curbside collection for the approximately 28,000 single-family homes located within the City's boundaries. Commercial collection services including commercially collected residential properties are serviced through private contracts with haulers and include garbage, recovered materials, food waste, construction and demolition debris (C&D). Eleven companies are currently franchised for C&D collection, six companies are currently franchised for garbage collection, five companies are currently registered for food waste collection, and eight companies are currently registered for recovered materials (recycling) collection services.

Solid Waste Disposal and Processing
For residential curbside services garbage, recycling, yard waste, and bulky waste is transported to the Leveda Brown Environmental Park & Transfer Station located at 5115 NE 63rd Avenue, Gainesville, Florida. This facility is owned and operated by Alachua County. Residential yard waste is weighed and transported by the City's hauler directly to a disposal yard in Newberry for processing into compost by Life Soils.

The Material Recovery Facility (MRF) located at Leveda Brown Environmental Park & Transfer Station receives all the City's residential curbside recycling. The commodities are separated and sent out for reuse processing to different companies who then turn the City's recyclables into reusable final products to go back out into the market. The residential curbside recycling program diverts approximately 3,780 tons of recyclable materials from the landfill annually.

Commercial services are not restricted to one landfill or facility as commercial services are considered an open market and contracts considered proprietary. This allows commercial haulers to transport their customers waste to whichever facility is best suited for their business. This applies to both MSW and recycling.

The Leveda Brown Transfer Station hauls approximately 200,000 tons of municipal solid waste (MSW) annually to the New River Landfill in Raiford, Florida. This total includes waste generated from both residential and commercial sources. The City's residential curbside program accounts for approximately 21,000 tons of MSW annually. Based on an assumption that the City generates approximately 50 percent of the total MSW handled at the transfer station, the City's total MSW generation is estimated at approximately 100,000 tons per year. Under this assumption, approximately 79,000 tons are attributable to commercial and other non-residential sources.

Analysis:

Based on the current MSW and recycling numbers from the City's solid waste stream the current LOS provided to residential and commercial properties is expected to be sufficient assuming the City's MSW continues to be taken to the New River Landfill.

Currently the New River Landfill is considering two scenarios: reduce tonnage received which would extend their phase 1 cell of 99 acres out to a lifespan ending in 2048; or continue with status quo of tonnage received which would end phase 1 cells lifespan in 2033. New River Landfill has a phase 2 cell of 152 acres that would have a lifespan ending in 2115 in the reduced tonnage scenario and, a lifespan ending in 2067 in the status quo scenario.

Based on the data above, the current solid waste system is expected to be sufficient for future population growth.

Comprehensive Planning Implications:

The solid waste system currently meets adopted level of service standards and does not require capital improvements to address existing deficiencies or maintain level of service within the five-year planning period. As such, no solid waste projects are included in the 5-Year Schedule of Capital Improvements found in Appendix (A).

However, the City is not guaranteed continued access to the New River Landfill over the long term, with remaining availability potentially limited to the next 10 to 20 years based on regional capacity and contractual considerations. Loss of access to this facility would require the City to identify alternative disposal options, which could significantly increase costs associated with the transportation and processing of municipal solid waste. This risk is compounded by broader statewide trends indicating constrained landfill capacity, with some jurisdictions in Florida already transporting waste over long distances, including by rail, to out-of-state facilities.

To address these long-term considerations, the City should evaluate strategies to reduce reliance on external disposal facilities, including potential investment in transfer infrastructure and emerging waste reduction and processing technologies. These strategies are not required to maintain current level of service within the five-year planning horizon but may support long-term system resilience, cost stability, and environmental sustainability.

Chapter:
VI. Our Environment

Element:
Infrastructure Element

Sub-Element:
Natural Groundwater Aquifer Recharge

Florida Statute:
163.3177(6)(c) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"... the data and analysis required by this section ... must describe the problems and needs [of the natural groundwater aquifer recharge system] and the solution of those problems and needs, including correcting of existing deficiencies."

Data:
Aquifer recharge is the process by which rainfall soaks into the ground and moves through soil, sand, and rock to replenish the Floridan Aquifer, which is the primary source of drinking water for Gainesville. This process is critical because it determines how much water is available underground to support public supply, springs, wetlands, and ecological systems. Not all recharge occurs the same way. In natural, undeveloped areas—especially forests and wetlands—water moves slowly through soils and vegetation, which act as a natural filtration system that removes pollutants before the water reaches the aquifer. In contrast, karst features such as sinkholes and stream-to-sink systems provide more direct connections to the aquifer, allowing water to enter rapidly with less filtration. While these features contribute to recharge, they also increase vulnerability because contaminants can reach groundwater more quickly.

Recharge in Alachua County is concentrated in areas where soils and geology allow infiltration, particularly in the western portion of the county where permeable sands overlie shallow limestone. These areas are often mapped as high recharge or high vulnerability zones and include natural landscapes, unconfined aquifer areas, and karst features. However, current conditions are affecting both the quantity and quality of recharge. As development increases, natural land cover is replaced with impervious surfaces such as roads and buildings, which reduces infiltration and increases runoff. Stormwater systems can further alter natural hydrology by directing water quickly off-site or into sink features, sometimes bypassing natural filtration processes. This can contribute to groundwater quality concerns, particularly in vulnerable areas.

Analysis:
Changes in development and human migration patterns have direct implications for the City of Gainesville's water supply planning and decision-making. At the state level, Florida Statutes require local governments to align their comprehensive plans with regional water supply plans and to adopt updated Water Supply Facilities Work Plans within 18 months of approval of those regional plans. Regulatory tools such as Minimum Flows and Levels (MFLs) establish science-based thresholds to protect springs, wetlands, and surface waters, effectively limiting how much groundwater can be withdrawn without

causing harm. Within this framework, regional planning efforts—such as the 2023 North Florida Regional Water Supply Plan—translate these state requirements into projected water demands, resource constraints, and recommended strategies for meeting future needs. At the local level, the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan builds on this foundation by identifying specific actions to ensure that water supply remains adequate to meet both current and future demand. Because the Floridan Aquifer supplies nearly all of Gainesville's drinking water, its long-term sustainability depends on maintaining adequate recharge. The Work Plan recognizes that groundwater is a finite resource and that future demand cannot be met through groundwater withdrawals alone without impacting natural systems. As a result, the City's planning approach integrates conservation, reuse, and recharge strategies to balance growth with the protection of water resources.

In response, the City of Gainesville has implemented a comprehensive approach that includes conservation, reuse, and recharge enhancement. A key example is Sweetwater Wetlands Park, which treats stormwater and reclaimed water, removes pollutants, restores natural hydrology, and allows water to infiltrate more slowly into the aquifer, improving both recharge quantity and quality. The City also operates recharge wetlands and aquifer recharge wells and has significantly reduced per capita water use through conservation programs. Importantly, the City has also established strong regulatory protections through the Murphree Wellfield Protection Code and related land development regulations surrounding wetlands, conservation areas, and high aquifer recharge zones. These protections are based on hydrogeologic studies and groundwater flow modeling, and they function as critical safeguards by directly protecting the City's drinking water source at its most sensitive points.

Comprehensive Planning Implications:

These considerations directly influence planning decisions. Land use patterns, stormwater design, and infrastructure investments must account for both the location of recharge areas and the limitations on groundwater withdrawals. The Comprehensive Plan and Land Development Code already include policies to protect high recharge areas, reduce impervious surfaces, require stormwater treatment, and regulate development within wellfield protection zones. As Gainesville continues to grow, aligning development with water resource capacity will be essential to maintaining adopted LOS standards.

In summary, aquifer recharge is fundamental to Gainesville's water supply, but not all recharge provides the same level of protection. Natural systems provide slow, filtered recharge, while direct pathways such as sinkholes increase vulnerability. The City has already implemented a strong framework—including regional coordination, conservation programs, reuse systems, recharge projects like Sweetwater Wetlands, and wellfield protection regulations—to manage these challenges. Continuing to protect recharge areas and integrate water supply planning into land use decisions will be critical to ensuring long-term water availability and maintaining a sustainable LOS for the community.

DATA & ANALYSIS

OUR ENVIRONMENT

Conservation & Resilience Element

Introduction.

The Conservation & Resilience Element of the OUR ENVIRONMENT Chapter establishes the City's approach to protecting natural resources while addressing the environmental impacts associated with community growth and development. Through its goals, objectives, and policies (GOPs), the Element provides a framework for ensuring that development occurs in a manner that protects environmental quality, preserves natural systems, and supports the long term resiliency of the community.

This Element is organized into two sections: *Conservation* and *Resilience*. Section 163.3177(6)(d), Florida Statutes, establishes the data and analysis considerations that inform the Conservation Element, including the identification and protection of natural resources and environmentally sensitive lands. The statute requires local governments to evaluate natural resource systems such as air and water quality, wetlands, floodplains, wildlife habitat, soils, and other environmental features that may be affected by development. Consistent with these requirements, this report evaluates the City's natural resource systems, environmental constraints, and ecological assets to support the Element's GOPs.

The *Resilience* section focuses on reducing the community's environmental footprint and strengthening the City's ability to respond to environmental challenges. Although resiliency is not explicitly required as a standalone element under Section 163.3177, Florida Statutes, the statute requires that comprehensive plan elements be supported by relevant and appropriate data and analysis to justify their GOPs. Accordingly, this section evaluates opportunities to reduce waste, improve resource efficiency, and support other practices that contribute to a more sustainable and resilient community over time.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Section – Indicates whether the topic relates to Conservation or Resilience.
- Florida Statute – Provides the citation for the applicable statutory provision.
- Statutory Requirement – States the specific data and analysis requirement identified in Florida Statutes.
- Data – Presents the relevant quantitative and qualitative information describing environmental conditions, natural resources, and ecological systems.
- Analysis – Evaluates the data, identifies key findings, and assesses how current conditions align with statutory expectations and the City's environmental goals.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
VI. Our Environment

Element:
Conservation & Resilience Element

Section:
Conservation

Florida Statute:
163.3177(6)(d)1. (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The following natural resources … shall be identified and analyzed: a. rivers, bays, lakes, wetlands including estuarine marshes, groundwaters, and springs"

Data:
As shown in the Water Resources map found at the end of this report, Gainesville is home to a connected system of creeks, lakes, wetlands, and springs that help move water across the city and shape the local landscape. Creeks and natural drainageways (shown in dark blue on the map) carry rainfall and runoff through the city and often flow into nearby lakes (shown in light blue) and wetlands (shown in shades of green). While no large lakes are located entirely within the city limits, significant wetland areas can be found in low lying parts of Gainesville where water naturally collects. Most of these wetlands are palustrine wetlands, which are inland freshwater areas such as marshes, wooded wetlands, and shallow ponds that hold water for long periods after rainfall. These areas help store stormwater, support wildlife habitat, and allow water to move gradually through the local watershed. Gainesville is also home to two springs, Glen Springs and Boulware Spring, which occur where groundwater from the Floridan Aquifer naturally flows to the surface.

Analysis:
Creeks, wetlands, lakes, and springs play an important role in how water moves through Gainesville. Wetlands help absorb rainfall, store stormwater, and improve water quality as water moves across the landscape, while creeks and lakes convey and store water within the local drainage system. Springs occur where groundwater from the Floridan Aquifer flows to the surface, reflecting the close connection between groundwater and surface water in the region. Because these systems are connected, changes to land cover or drainage patterns in one area can affect flooding, water quality, and natural habitats elsewhere. Protecting these resources helps maintain these natural functions, reduce flooding in other parts of the city, and support the City's drinking water supply from the Floridan Aquifer.

Comprehensive Planning Implications:
The protection and responsible management of creeks, wetlands, lakes, and springs is supported through the GOPs of ImagineGNV, which emphasize the conservation of environmentally sensitive areas and the maintenance of natural systems that support water quality, stormwater management, and groundwater resources. These protections are implemented through the City's Land Development Code, which establishes development standards such as buffering requirements, limits on development

intensity, and other measures that apply where these resources are present in order to minimize impacts and preserve their natural functions.

Chapter:
VI. Our Environment

Element:
Conservation & Resilience Element

Section:
Conservation

Florida Statute:
163.3177(6)(d)1. (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The following natural resources … shall be identified and analyzed: b. floodplains."

Data:
Floodplains are areas that are more likely to experience flooding during major rainfall events. As shown on the Floodplains map found at the end of this report, portions of Gainesville fall within both the 100-year and 500-year floodplain as identified by the Federal Emergency Management Agency (FEMA). The 100-year floodplain (shown in light blue) represents areas that have a 1% chance of flooding in any given year, while the 500-year floodplain (shown in dark blue) represents areas with a 0.2% chance of flooding in any given year. These flood-prone areas generally occur along creeks, lakes, and other low lying parts of the city where water naturally collects and moves through the watershed.

Analysis:
Floodplains are an important part of the natural system that store and convey floodwaters during heavy rainfall events, helping reduce flooding in surrounding areas. Development or alterations within floodplain areas can limit their ability to store and convey floodwaters, which may increase flood risks in other parts of the city. Careful management of development in flood prone areas therefore helps reduce flood risks and supports the City's overall stormwater management system.

Comprehensive Planning Implications:
The protection and responsible management of flood prone areas is supported through the GOPs of ImagineGNV, which emphasize reducing flood risk and protecting natural systems that store and convey floodwaters. These policies are implemented through the provisions of the City's Land Development Code and floodplain management regulations, which establish standards for development within identified flood hazard areas. Together, these provisions help limit impacts to floodplain functions, reduce risks to people and property, and support the long-term safety and resilience of the community.

Chapter:
VI. Our Environment

Element:
Conservation & Resilience Element

Section:
Conservation

Florida Statute:
163.3177(6)(d)1. (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The following natural resources … shall be identified and analyzed: c. Known sources of commercially valuable minerals."

Data:
As shown in the Major Mineral Materials map included at the end of this report, the geology underlying Gainesville consists primarily of limestone and sand formations common to north central Florida, including the Ocala Limestone and portions of the Hawthorn Group. These formations often contain materials such as limestone and sand that may be used for construction and other industrial purposes.

Analysis:
Although these formations occur beneath Gainesville, no known sources of commercially valuable mineral resources have been identified within the city limits. Gainesville is largely developed, and the feasibility of future extraction of these resources within the city remains limited.

Comprehensive Planning Implications:
No significant planning implications are anticipated. The City's urban development pattern and existing land uses limit the potential for mineral extraction within Gainesville.

Chapter:
VI. Our Environment

Element:
Conservation & Resilience Element

Section:
Conservation

Florida Statute:
163.3177(6)(d)1. (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The following natural resources … shall be identified and analyzed: d. Areas known to have experienced soil erosion problems."

Data:
Soil erosion in Gainesville is most commonly associated with creeks, drainage corridors, and other areas where stormwater flows concentrate during heavy rainfall events. These flows can contribute to erosion along creek banks and nearby slopes over time. Urban development and impervious surfaces can also increase runoff, which may accelerate erosion where stormwater is not properly managed. The City has implemented stormwater management and treatment systems to help manage runoff and sediment movement, including facilities such as Sweetwater Wetlands Park, which captures and treats stormwater before it enters downstream waterways.

Analysis:
When stormwater flows become concentrated, they can erode soils and carry sediment into nearby creeks and water bodies. If not properly managed, this process can degrade water quality and contribute to sediment buildup downstream. Stormwater infrastructure and natural treatment systems help reduce these impacts by slowing runoff and capturing sediment before it moves through the watershed.

Comprehensive Planning Implications:
The management of soil erosion is supported through the GOPs of ImagineGNV and implemented through the provisions of the City's Land Development Code, which establish standards for stormwater management, erosion control, and site development practices intended to reduce soil loss and protect water quality.

Chapter:
VI. Our Environment

Element:
Conservation & Resilience Element

Section:
Conservation

Florida Statute:
163.3177(6)(d)1. (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"The following natural resources ... shall be identified and analyzed: e. Areas that are the location of recreationally or commercially important for shellfish, wildlife, marine habitats, and vegetative communities, including forests, indicating known dominant species present and species listed by federal, state, or local government agencies as endangered, threatened, or species of special concern."

Data:
The creeks, lakes, wetlands, forests, and other natural areas found within Gainesville support a variety of significant vegetative and wildlife communities. One method used to identify these communities is the Strategic Ecosystems program, originally developed by Alachua County to identify lands with significant ecological value based on factors such as habitat quality, biodiversity, and the presence of rare species within the county (see the Strategic Ecosystems map included at the end of this report). These areas often coincide with creek corridors, wetlands, forests, and other natural landscapes that support native vegetative communities and wildlife habitat.

Another tool used to identify ecologically important lands is the Critical Lands and Waters Identification Project (CLIP) developed by the Florida Natural Areas Inventory (FNAI). CLIP identifies areas of statewide conservation importance based on factors such as biodiversity, landscape connectivity, and surface water resources. The model assigns priority levels ranging from Priority 1, representing the highest conservation significance, to Priority 5, representing areas with lower but still meaningful environmental value. As shown on the CLIP Prioritization map included at the end of this report, several areas within and surrounding Gainesville fall within higher priority levels.

Supporting these landscape-level assessments, records maintained by FNAI and other conservation organizations document occurrences of species designated as endangered, threatened, or of special concern within the region. These records provide additional evidence of the ecological significance of many natural habitats identified through the Strategic Ecosystems and CLIP mapping efforts. A summary of known species of conservation concern and the dominant vegetative communities associated with these habitats is provided in Appendix (A) of this report (**'Listed Species of Concern within Gainesville')**.

Analysis:
As shown in the Listed Species of Concern within Gainesville table provided in Appendix A of this report, numerous plant and animal species of conservation concern occur within the City. The Strategic Ecosystems and CLIP Prioritization maps included at the end of this report help illustrate where these

resources are most likely to occur. These mapping tools indicate that many of the City's ecologically significant habitats are concentrated in the northern, southwestern, and eastern portions of Gainesville, often in areas where natural landscapes such as wetlands, forested tracts, and creek corridors remain relatively intact.

Comprehensive Planning Implications:

The updated GOPs of the ImagineGNV Comprehensive Plan, particularly within the Conservation & Resilience Element, include provisions intended to protect environmentally significant resources within the City. The presence of sensitive habitats and species of conservation concern underscores the importance of these protections and the need to direct development in a manner that avoids or minimizes impacts to ecologically valuable areas. Many of these provisions are implemented through the City's Land Development Code, which regulates development near wetlands, surface waters, and other environmentally sensitive lands, as well as through permitting and regulatory programs administered by state and regional environmental agencies. Together, these policies and regulatory frameworks help ensure that future growth occurs in a manner that maintains wildlife habitat and preserves the ecological functions of Gainesville's natural systems.

Chapter:
VI. Our Environment

Element:
Conservation & Resilience Element

Section:
Conservation

Florida Statute:
163.3177(6)(d)3. (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
"Current and projected needs and sources for at least a 10-year period based on the demands for industrial, agricultural, and potable water use and the quality and quantity of water available to meet these demands shall be analyzed. The analysis shall consider the existing levels of water conservation, use, and protection and applicable policies of the regional water management district and further must consider the appropriate water regional water supply plan."

Data:
Potable water for the City of Gainesville is provided by Gainesville Regional Utilities (GRU). GRU supplies potable water within the city limits and to portions of unincorporated Alachua County located within the County's Urban Cluster. Water for this system is withdrawn from the Floridan Aquifer at the Murphree Wellfield, treated at the Murphree Water Treatment Plant, and distributed to customers throughout the GRU potable water service area.

Current and projected water supply needs and sources are evaluated in the Joint Alachua County and City of Gainesville Water Supply Facilities Work Plan. The Work Plan was developed in coordination with the applicable regional water management districts and considers the North Florida Regional Water Supply Plan prepared by the St. Johns River and Suwannee River Water Management Districts. Prepared pursuant to Section 163.3177(6)(c)4, Florida Statutes, the Work Plan evaluates population projections, projected water demand, available water supply sources, system capacity, and water conservation measures for the GRU service area during the 2025 through 2035 planning period. The Work Plan considers potable water demand associated with residential, commercial, industrial, and institutional uses within the service area and evaluates the quantity of water available through existing permitted withdrawals from the Floridan Aquifer.

Note: Additional data regarding potable water demand and capacity is provided in the Supplemental Data and Analysis Report prepared for the Infrastructure Element of the Comprehensive Plan.

Analysis:
The Joint Water Supply Facilities Work Plan concludes that projected water demand within the GRU service area remains within permitted withdrawal limits and available supply during the 2025 through 2035 planning period. The Work Plan also identifies water conservation measures, reclaimed water use, aquifer recharge projects, and other water supply and water resource development initiatives intended to reduce groundwater withdrawals and protect regional water resources.

These findings, together with the long-range demand projections evaluated for the Infrastructure Element, indicate that potable water demands associated with existing and future development can be accommodated through the Comprehensive Plan's 2050 planning horizon.

Comprehensive Planning Implications:

The Comprehensive Plan supports implementation of the Joint Water Supply Facilities Work Plan and continued coordination with Gainesville Regional Utilities, Alachua County, and the regional water management districts to ensure that water demands associated with future growth are met in a manner consistent with available water supplies and regional water management policies.

Chapter:
VI. Our Environment

Element:
Conservation & Resilience Element

Section:
Resilience

Florida Statute:
While there are no explicit statutory requirements for a resilience element, relevant provisions include §163.3177 (2025) (Comprehensive Planning), §163.3180 (2025) (Concurrency), §373.709 (2025) (Regional Water Supply Planning), and §377.601 (2025) (Energy Resources, Planning and Development).

Statutory Requirement:
There are no explicit data and analysis requirements prescribed by Florida Statutes for this element.

Data:
The City of Gainesville has developed a Resilience Plan informed by citywide energy and resource assessments and a vulnerability assessment. These efforts identify key environmental and infrastructure conditions, including increasing temperatures, changing precipitation patterns, and localized flooding. The vulnerability assessment indicates that certain areas of the city, particularly historically underserved neighborhoods, experience greater exposure and sensitivity to environmental stressors. Critical infrastructure systems, including transportation networks, are also subject to these conditions. Projected population growth and development patterns are expected to increase demand on public facilities and services, including water supply, drainage, transportation, and energy systems. These trends highlight the importance of resource efficiency, infrastructure reliability, and coordinated planning across systems. These findings are consistent with §163.3177 (2025), which requires comprehensive plans to be based on relevant data and analysis and to coordinate land use, infrastructure, and natural resources.

Analysis:
The data indicates that Gainesville faces increasing pressures on environmental systems and public infrastructure due to changing environmental conditions and continued growth. These pressures present risks to public health, safety, and economic stability, particularly in areas with existing vulnerabilities. The City's resilience plan addresses these challenges through a coordinated approach that integrates urban systems, social systems, and resource management. This includes strategies related to energy efficiency, water conservation and reuse, urban forestry, heat mitigation, and local food system resilience. These approaches support efficient infrastructure investment and long-term system performance.

This approach aligns with §163.3177 (2025), which emphasizes coordinated planning across development, infrastructure, and environmental systems. It is also consistent with §163.3180 (2025), which requires planning for adequate public facilities and infrastructure to support development. Water supply planning and conservation efforts are consistent with §373.709 (2025), which requires long-term coordination for sustainable water supply. Energy-related strategies are consistent with §377.601 (2025),

which promotes efficient, reliable energy systems and integration of energy considerations into planning.

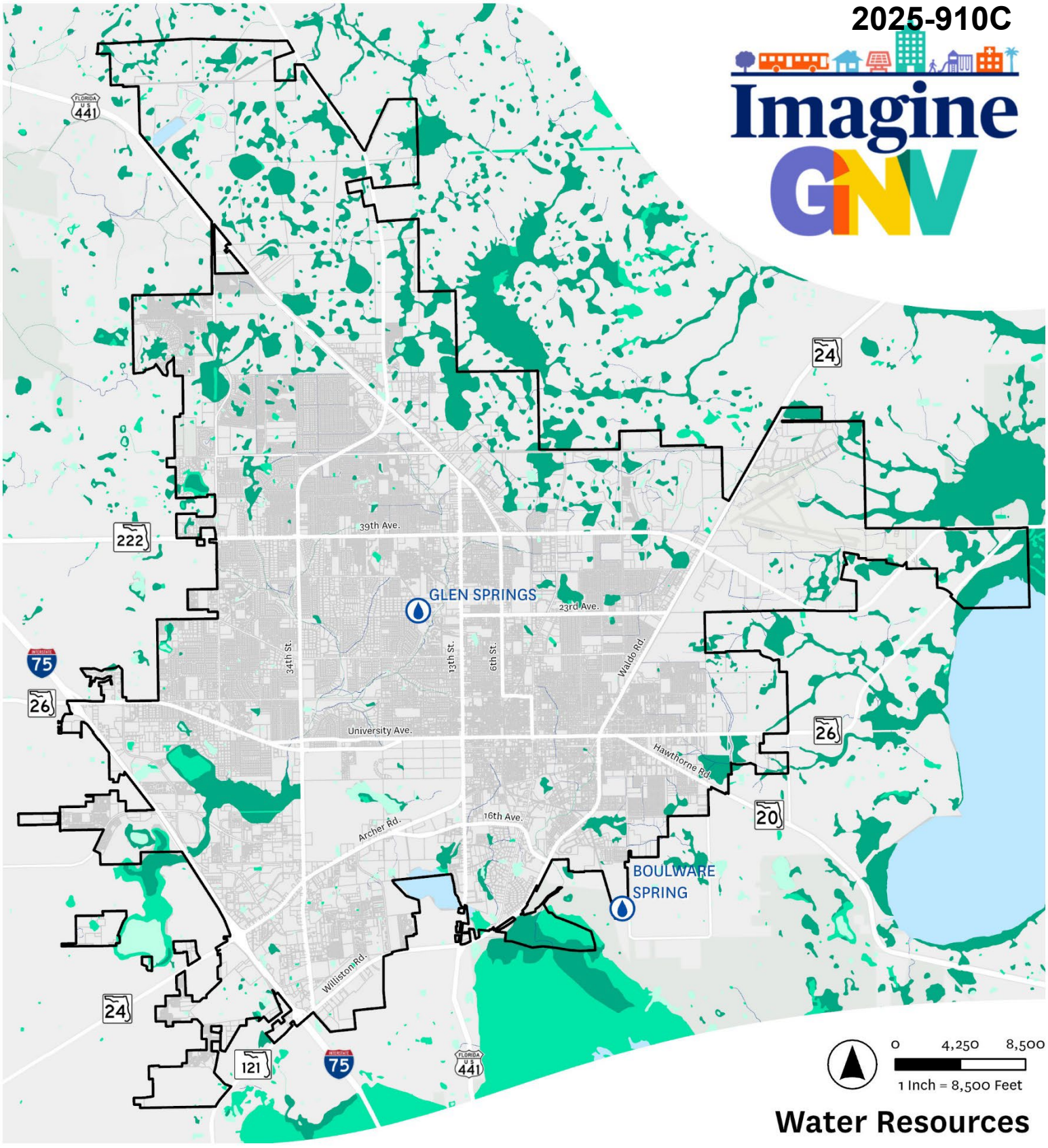
Comprehensive Planning Implications:

The GOPs of the Comprehensive Plan, particularly within the Conservation & Resilience Element, build directly on the findings of this Data & Analysis and related efforts such as the Resilience Plan. Together, they provide a clear framework for how the City should respond to identified conditions and support long term resilience. In practice, the GOPs of ImagineGNV guide the City to:

- Integrate resilience considerations into land use and development decisions;
- Strengthen, maintain, and coordinate critical infrastructure systems, including water, wastewater, drainage, energy, and transportation;
- Promote energy efficiency and system reliability consistent with state energy policy;
- Promote water conservation, reuse, and long-term water supply planning;
- Support multimodal transportation options and system connectivity;
- Expand urban forestry and heat mitigation strategies to improve environmental conditions and public health;
- Encourage local and regional food system resilience to enhance community stability;
- Prioritize investments in vulnerable and underserved communities;
- Ensure coordination across departments, agencies, and partners; and
- Maintain consistency with statutory requirements for data-driven planning and infrastructure coordination.

2025-910C

Imagine GNV



Water Resources

City of Gainesville

Parcel Boundary

Spring

Wetland Description

Riverine

Lacustrine (Lake)

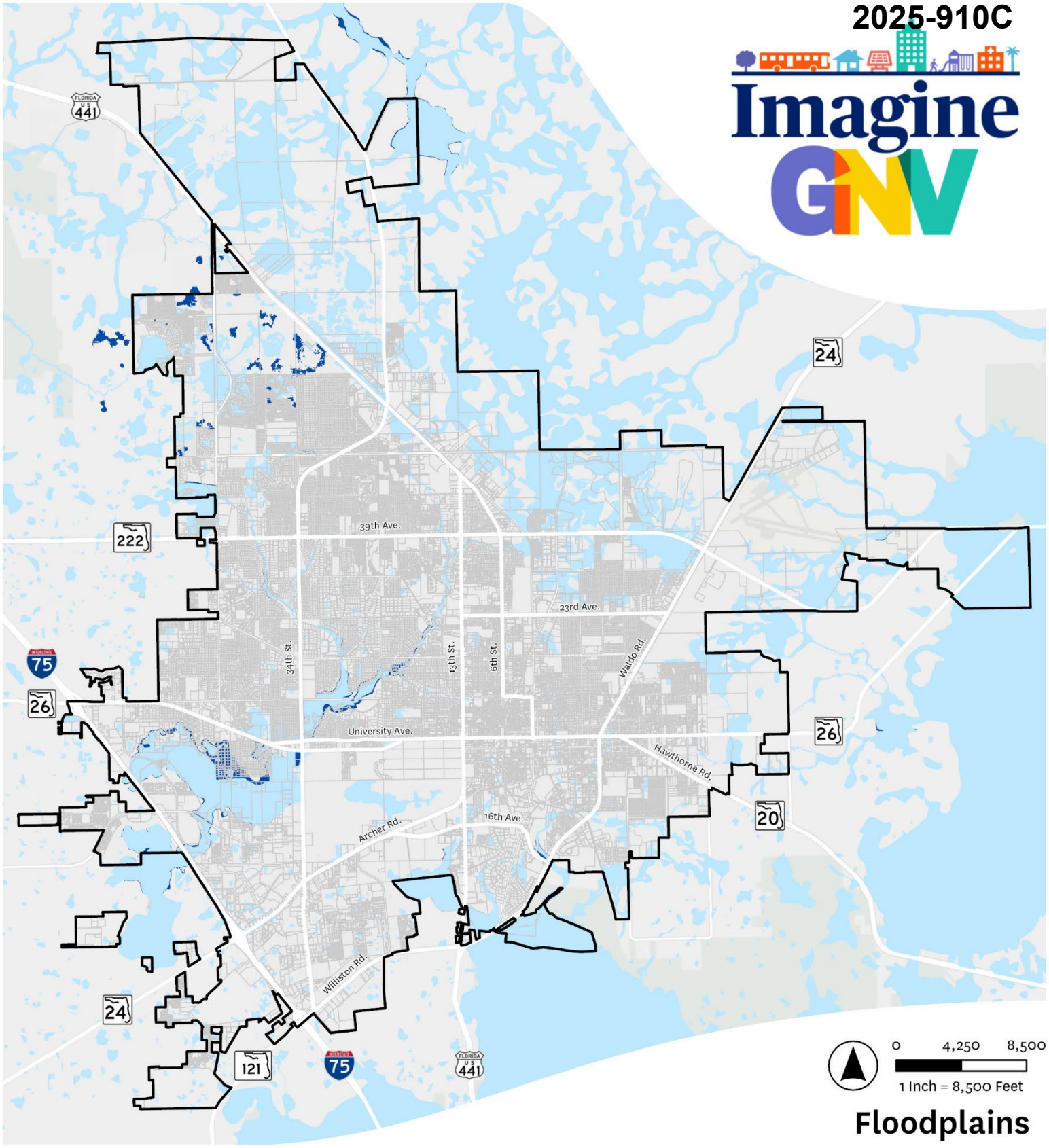
Palustrine (Freshwater Pond)

Palustrine (Freshwater Emergement Wetland)

Palustine (Freshwater Forested/Shrub Wetland)

Data Source: National Wetlands Inventory, St. Johns River Water Management District, 2024.

Imagine GNV



0 4,250 8,500

1 Inch = 8,500 Feet

Floodplains

City of Gainesville

Parcel Boundary

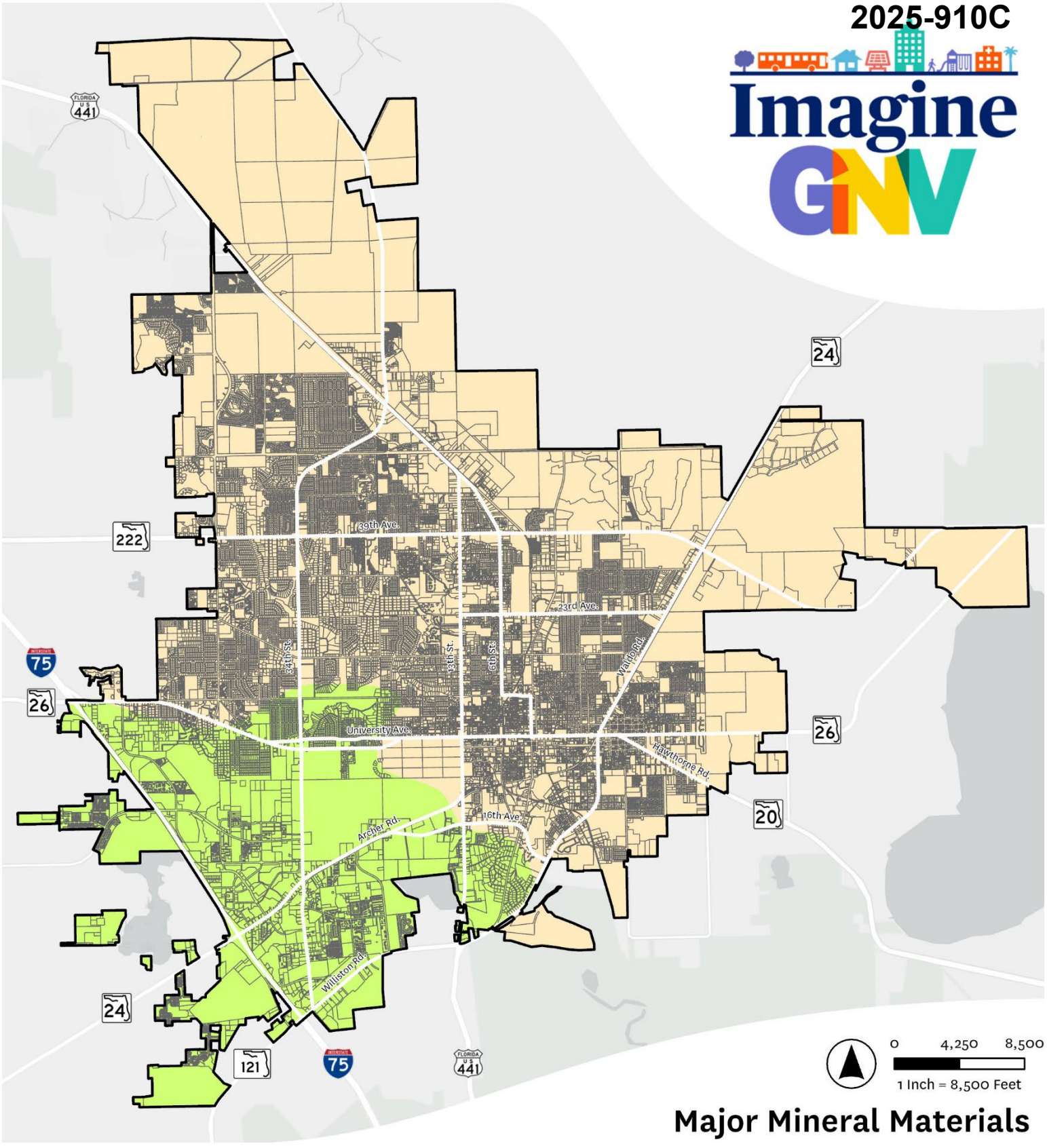
Floodplain

100-Year Floodplain

500-Year Floodplain

Data Source: Federal Emergency Management Agency, 2024.

Imagine GNV



Major Mineral Materials

City of Gainesville

Parcel Boundary

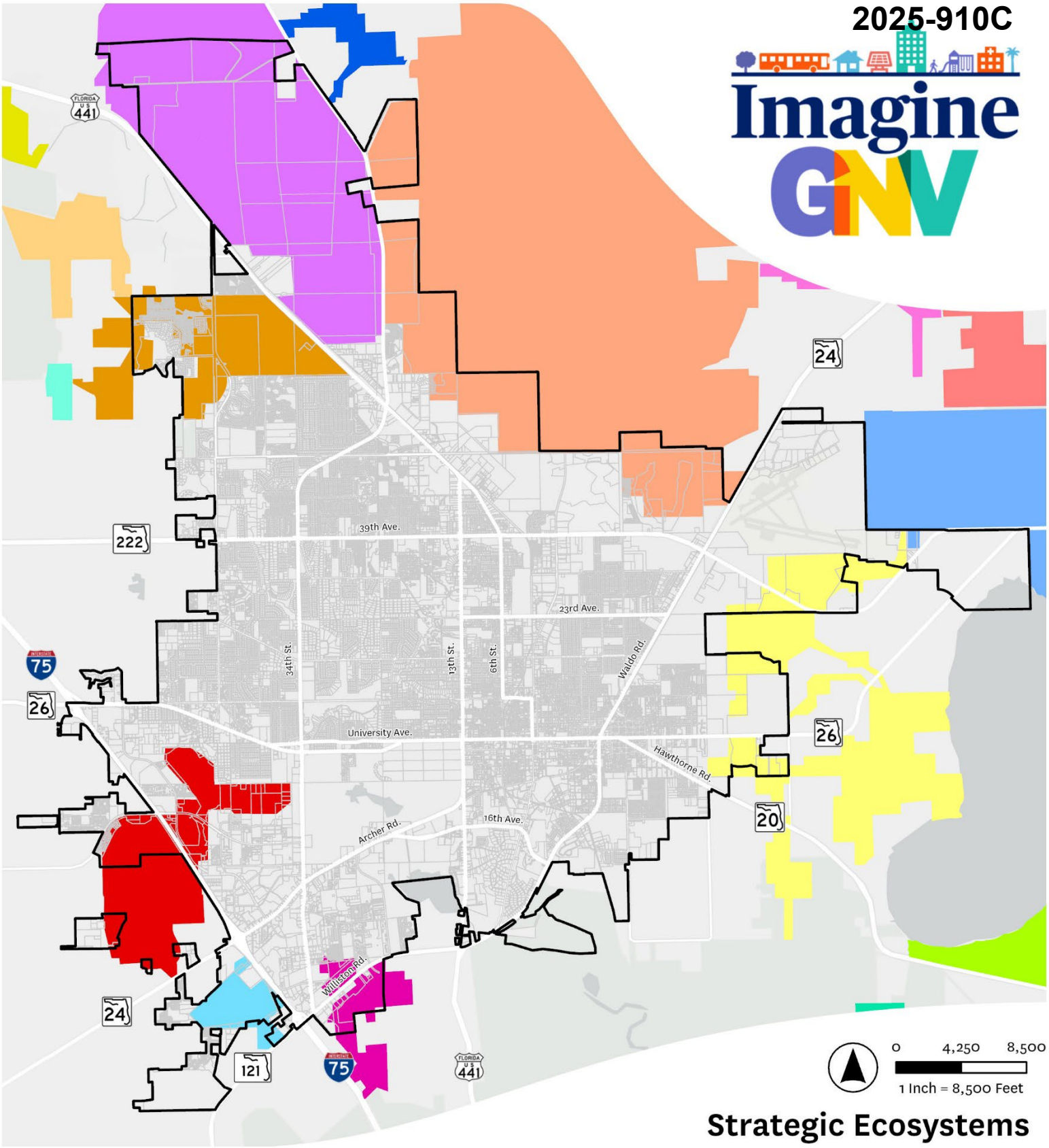
Major Mineral Materials

Limestone

Sand

Data Source: United States Geological Service, n.d.

Imagine GNV



Strategic Ecosystems

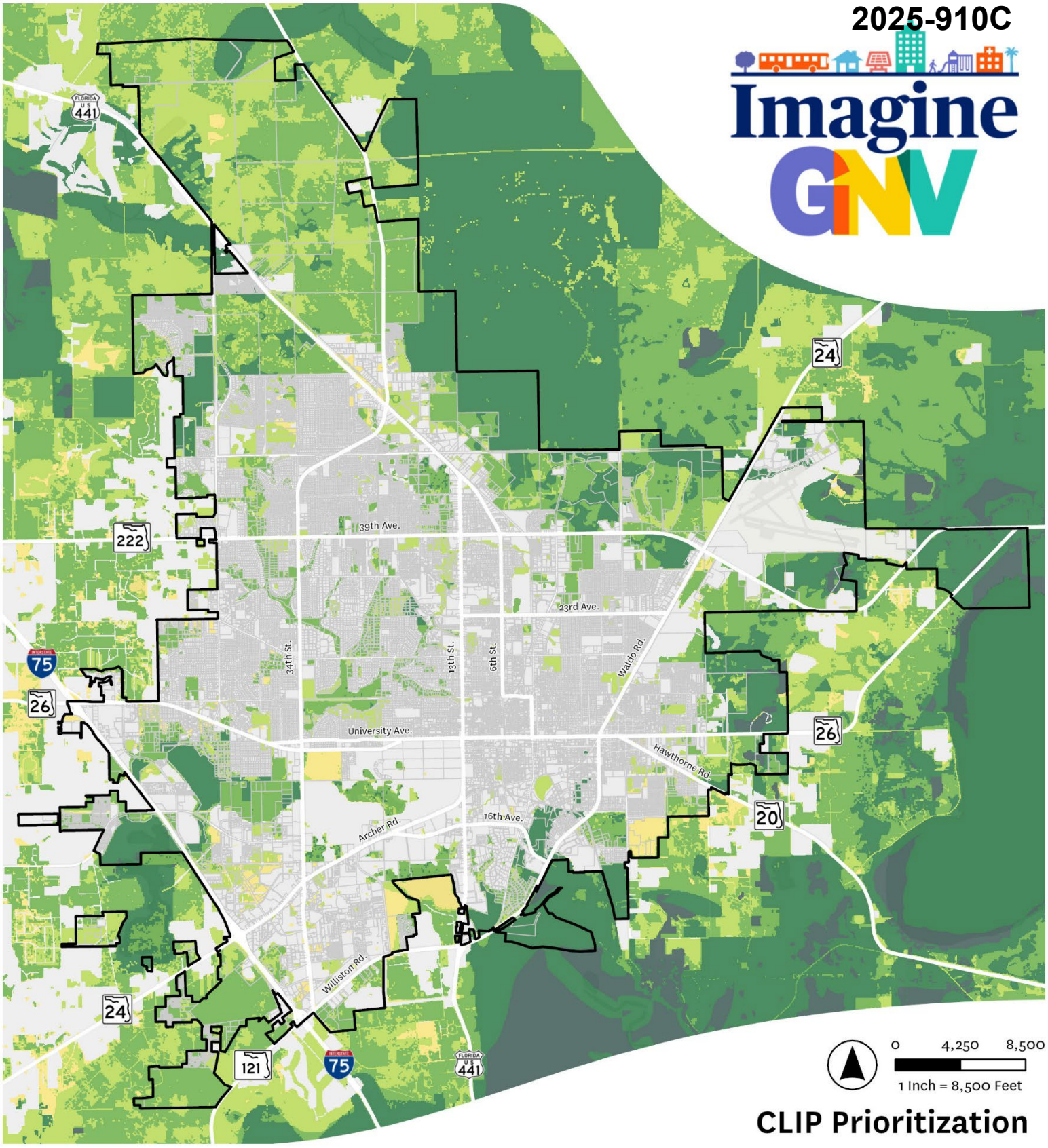
City of Gainesville
Parcel Boundary

STRATEGIC ECOSYSTEM

- AUSTIN CARY FLATWOODS
- BUCK BAY FLATWOODS
- EAST SAN FELASCO HAMMOCK
- EAST SIDE GREENWAY
- EAST SIDE NEWNANS LAKE
- FOX POND
- FRED BEAR HAMMOCK
- GUM ROOT SWAMP
- HAGUE FLATWOODS
- HATCHETT CREEK
- HOGTOWN PRAIRIE
- MILLHOPPER FLATWOODS
- NORTH SAN FELASCO HAMMOCK
- NORTHEAST FLATWOODS
- PRAIRIE CREEK
- ROCKY CREEK
- SERENOLA FOREST

Data Source: Alachua County, 2009.

Imagine GNV



CLIP Prioritization

City of Gainesville
Parcel Boundary

CLIP Priortization

1 (Highest)
2
3
4
5 (Lowest)

Data Source: Florida Natural Areas Inventory, 2016.

Appendix (A). Listed Species of Concern within Gainesville

This appendix summarizes species of conservation concern that have been documented within or near the City of Gainesville. The information is based primarily on records maintained by the Florida Natural Areas Inventory (FNAI) and other conservation agencies that track rare species and significant ecological resources throughout Florida. The table that follows identifies species associated with the Gainesville area and summarizes their conservation status based on several commonly used classification systems. The columns in the table are defined as follows:

Group / Scientific Name. The taxonomic group and scientific name of the species.

Common Name. The widely recognized common name used for the species.

FNAI Tracked. Indicates whether the species is actively tracked by the Florida Natural Areas Inventory as a species or natural resource of conservation concern.

FNAI Global Rank (G-Rank). The conservation status of the species worldwide, based on a ranking system developed by NatureServe and used by FNAI. Lower numbers indicate greater conservation concern.

- G1 – Critically imperiled globally due to extreme rarity or vulnerability to extinction.
- G2 – Imperiled globally due to rarity or other significant threats.
- G3 – Very rare or vulnerable throughout its range.
- G4 – Apparently secure globally, although it may be rare in parts of its range.
- G5 – Demonstrably secure globally.
- GH – Known only from historical records but may still exist.
- GX – Believed to be extinct globally.

Additional notation may appear with these ranks. A range such as G2G3 indicates uncertainty between two ranks. A T designation indicates the rank of a subspecies or variety. The letter Q indicates questionable taxonomy, and a question mark indicates uncertainty in the assigned rank.

FNAI State Rank (S-Rank). Reflects the conservation status of the species within Florida using the same ranking framework applied at the global level. These rankings include:

- S1 – Critically imperiled in Florida due to extreme rarity or vulnerability to extinction.
- S2 – Imperiled in Florida due to rarity or other significant threats.
- S3 – Rare or vulnerable in Florida.

- S4 – Apparently secure in Florida.
- S5 – Demonstrably secure in Florida.
- SH – Known only from historical records in Florida but may still occur.
- SX – Believed to be extirpated from Florida.
- SU – Unrankable due to insufficient information.
- SNR – Not yet ranked within Florida.

Federal Status. The legal protection status assigned under the U.S. Endangered Species Act.

- E – Endangered
- T – Threatened
- C – Candidate species for listing
- SC – Species of Concern

State Status. Legal protection status assigned by Florida regulatory agencies. Common designations include:

- ST – State Threatened species designated by the Florida Fish and Wildlife Conservation Commission.
- SSC – Species of Special Concern designated by the Florida Fish and Wildlife Conservation Commission.
- E – Endangered plant species listed under the Preservation of Native Flora of Florida Act.
- T – Threatened plant species listed under the Preservation of Native Flora of Florida Act.
- N – Not currently listed by the state.

FDACS Listing. Indicates whether the species is listed under the Preservation of Native Flora of Florida Act, administered by the Florida Department of Agriculture and Consumer Services. This program identifies plant species that are legally protected or regulated within the state.

The species included in the table represent plants of conservation concern documented within the Gainesville region. Inclusion in this appendix does not necessarily indicate that a species occurs at a specific location within the city, but rather that it has been documented within the broader regional landscape where suitable habitat may be present.

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Plants & Lichens							
Acacia angustissima	prairie acacia	N				E	Y
Adiantum tenerum	brittle maidenhair fern	Y	G5	S3		E	Y
Agrimonia incisa	incised groove-bur	Y	G3	S2		T	Y
Andropogon arctatus	pinewoods bluestem	Y	G3	S3		T	Y
Asclepias curtissii	Curtiss's milkweed	N	G3	S3		E	Y
Asplenium monanthes	single-sorus spleenwort	Y	G4	S1		E	Y
Asplenium pumilum	dwarf spleenwort	Y	G5	S1		E	Y
Asplenium verecundum	modest spleenwort	Y	G1	S1		E	Y
Asplenium x curtissii	Curtiss' spleenwort	Y	G1	S1		N	
Asplenium x heteroresiliens	Morzenti's spleenwort	Y	G2	S1		N	
Asplenium x plenum	ruffled spleenwort	Y	G1Q	S1		N	
Athyrium filix-femina	southern lady fern	N				T	Y
Blechnum occidentale var. minor	hammock fern	Y	G5TNR	S1		E	Y
Brickellia cordifolia	Flyr's brickell-bush	Y	G3	S2		E	Y
Calliphysalis carpenteri	Carpenter's ground cherry	N				E	Y
Callirhoe papaver	poppy mallow	Y	G5	S2		E	Y
Calopogon multiflorus	many-flowered grass-pink	Y	G2G3	S2S3		T	
Calycanthus floridus	sweet-shrub	Y	G5	S2		E	
Carex chapmannii	Chapman's sedge	Y				T	Y
Centrosema arenicola	sand butterfly pea	Y	G2Q	S2		E	Y
Cheilanthes microphylla	southern lip fern	N				E	Y
Cleistes bifaria	Fernald's pogonia	N	G4?	S3		E	Y

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Cleistesiopsis oricamporum	Fragrant Pogonia; Coastal Plain Pogonia	N				E	Fl Plant Atlas
Cleistes divaricata	spreading pogonia	Y	G4	S1		E	Y
Coelorachis tuberculosa	Piedmont jointgrass	Y	G3	S3		T	Y
Ctenium floridanum	Florida toothache grass	Y	G2	S2		E	Y
Drosera intermedia	spoon-leaved sundew	N	G5	S3		T	Y
Echinodorus tenellus	dwarf burrhead	N	G5?	SNR		N	
Epidendrum conopseum	green fly orchid	N	G4	SNR		CE	Y
Forestiera godfreyi	Godfrey's swampprivet	Y	G2	S2		E	Y
Garberia heterophylla	garberia	N				T	Y
Gonolobus suberosus	angle pod	N	G5	SNR		T	Y
Gymnopogon chapmanianus	Chapman's skeletongrass	Y	G3	S3		N	
Hartwrightia floridana	hartwrightia	Y	G2	S2		T	
Hexalectris spicata	spiked crested coralroot	N	G5	S3		E	Y
Lilium catesbaei	pine lily	N	G4	S4		T	Y
Listera australis	southern twayblade	N	G4	S3S4		T	Y
Litsea aestivalis	pondspice	Y	G3?	S2		E	Y
Lobelia cardinalis	cardinal flower	N	G5	SNR		T	Y
Malaxis unifolia	green adder's-mouth orchid	Y	G5	S3		E	Y
Matelea floridana	Florida spiny-pod	Y	G2	S2		E	Y
Matelea pubiflora	sandhill spiny-pod	N	G3G4	S3S4		E	Y
Monotropa hypopithys	pinesap	Y	G5	S1		E	Y

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Myriopteris microphylla	southern lip fern	Y	G5	S3		E	
Najas filifolia	Narrowleaf Naiad	Y	G3	S2		T	Y
Orbexilum virgatum	pineland scurfpea	Y	G1	S1		E	Y
Osmunda cinnamomea	cinnamon fern	N	G5	S4		CE	Y
Osmunda regalis var. spectabilis	royal fern	N	G5T5	SNR		CE	Y
Pecluma dispersa	widespread polypody	Y	G5	S2		E	Y
Pecluma plumula	plume polypody	Y	G5	S2		E	
Persicaria meisneriana var. beyrichiana	branched tearthumb	Y	G5?T5?	S1		E	
Pinckneya bracteata	fever tree	N	G4	S4		T	
Pinguicula caerulea	blueflower butterwort	N	G4	S3S4		T	Y
Pinguicula lutea	yellow flowered butterwort	N	G4G5	S3		T	Y
Platanthera blephariglottis	white-fringed orchid	N				T	Y
Platanthera ciliaris	yellow-fringed orchid	N				T	Y
Platanthera cristata	crested fringed orchid	N				T	Y
Platanthera flava	gypsy-spikes	N				T	Y
Platanthera nivea	snowy orchid	N	G5	S3S4		T	Y
Pogonia ophioglossoides	rose pogonia	N	G5	S3S4		T	Y
Polygala leptostachys	Georgia milkwort	N	G3G4	S3S4		N	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Polygonum meisnerianum	Mexican tear-thumb	N				E	Y
Pteroglossaspis ecristata	giant orchid	Y	G2G3	S2		T	Y
Pycnanthemum floridanum	Florida mountain-mint	Y	G3	S3		T	Y
Rhapidophyllum hystrix	needle palm	N	G4	S4		CE	Y
Rhododendron canescens	mountain azalea	N	G5	SNR		CE	Y
Rhus michauxii	Michaux's sumac	N			E	E	Y
Sacoila lanceolata	leafless beaked orchid	N				T	Y
Salix floridana	Florida willow	Y	G2G3	S2S3		E	Y
Salvia urticifolia	nettle-leaved sage	Y	G5	S1		E	Y
Sarracenia minor	hooded pitcherplant	N	G4	S4		T	Y
Serenoa repens	saw palmetto	N				CE	Y
Schoenolirion croceum	yellow sunnybell	Y	G4	S2		E	Y
Sideroxylon alachuense	silver buckthorn	Y	G1	S1		E	Y
Sideroxylon lycioides	buckthorn	Y	G5	S2		E	Y
Spiranthes brevilabris	small ladies'-tresses	Y	G1G2	S1		E	
Spiranthes floridana	Florida ladies'-tresses	Y	G1	S1		N	
Spiranthes tuberosa	little ladies'-tresses	N	G5	S3S4		T	Y
Spiranthes ovalis	lesser ladies'-tresses	N				E	Y
Sporobolus curtissii	Curtiss' dropseed	N	G3	SNR		N	
Stylisma abdita	scrub stylisma	Y	G3	S3		E	Y
Tipularia discolor	crane-fly orchid	N				T	Y
Thelypteris reptans	creeping maiden fern	Y	G5	S2		E	Y

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Triphora trianthophoros	three-birds orchid	N				T	Y
Verbesina heterophylla	variable-leaf crownbeard	Y	G2	S2		E	Y
Zamia integrifolia	Florida arrowroot	N	G3G4Q	S3S4		CE	Y
Zephyranthes atamasca var.atamasca	Atamasco lilly; rainlilly	N	G4G5T4	S4		T	Y
Zephyranthes atamasca var. treatiae	Treat's zephyrlily	N	G4G5T4	S4		T	Y
Zephyranthes simpsonii	redmargin zephyrlily	Y	G2G3	S2S3		T	
Invertebrates							
Clams and Mussels							
Medionidus walkeri	Suwannee Moccasinshell	Y	G1	S1	T	FT	
Quadrula kleiniana	Florida Mapleleaf	Y	G2G3	S2		N	
Utterbackia peninsularis	Peninsular Floater	Y	G2G3	S2S3		N	
Villosa amygdala	Florida Rainbow	Y	G3	S3		N	
Snails and Allies							
Aphaostracon chalarogyrus	Freemouth Hydrobe Snail	Y	G1	S1		N	
Spiders							
Clemmys guttata	Spotted Turtle	Y	G5	S2S3		N	
Fairy Shrimps							
Dexteria floridana	Florida Fairy Shrimp	Y	GH	SH		N	
Amphipods							

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Crangonyx grandimanus	Florida Cave Amphipod	Y	G2G3	S2S3		N	
Crangonyx hobbsi	Hobbs's Cave Amphipod	Y	G2G3	S2S3		N	
Isopods							
Caecidotea hobbsi	Florida Cave Isopod	Y	G1G2	S1S2		N	
Remasellus parvus	Swimming Little Florida Cave Isopod	Y	G1G2	S1S2		N	
Crabs, Crayfishes, and Shrimps							
Palaemonetes cummingi	Squirrel Chimney Cave Shrimp	Y	GH	SH	T	FT	
Procambarus lucifugus	Light-fleeing Cave Crayfish	Y	G1G2	S1S2		N	
Procambarus pallidus	Pallid Cave Crayfish	Y	G2G3	S2S3		N	
Troglocambarus maclanei	North Florida Spider Cave Crayfish	Y	G1G2	S1S2		N	
Dragonflies and Damselflies							
Cordulegaster obliqua fasciata	Banded Spiketail	Y	G4T3Q	S3		N	
Cordulegaster sayi	Say's Spiketail	Y	G3	S3		N	
Didymops floridensis	Maidencane Cruiser	Y	G4	S4		N	
Dromogomphus armatus	Southeastern Spinyleg	Y	G4	S3		N	
Gomphaeschna antilope	Taper-tailed Darner	Y	G4	S4		N	
Lestes inaequalis	Elegant Spreadwing	Y	G5	S2		N	
Neurocordulia obsoleta	Umber Shadowfly	Y	G5	S2		N	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Progomphus alachuensis	Tawny Sanddragon	Y	G3	S3		N	
Tachopteryx thoreyi	Gray Petaltail	Y	G4	S3		N	
Grasshoppers and Allies							
Melanoplus querneus	Larger Sandhill Grasshopper	Y	G2G3	S2S3		N	
Typhloceuthophilus floridanus	Blind Pocket Gopher Cave Cricket	Y	G2	S2		N	
Beetles							
Aphodius aegrotus	Small Pocket Gopher Aphodius Beetle	Y	G3G4	S3?		N	
Aphodius dyspistus	Surprising Pocket Gopher Aphodius Beetle	Y	G3G4	S3?		N	
Aphodius hubbelli	Hubbell's Pocket Gopher Aphodius Beetle	Y	GNR	S3?		N	
Aphodius laevigatus	Large Pocket Gopher Aphodius Beetle	Y	G3G4	S3?		N	
Aphodius tanytarsus	Long-Clawed Pocket Gopher Aphodius Beetle	Y	G2G3	S2S3		N	
Aphodius troglodytes	Gopher Tortoise Aphodius Beetle	Y	G2G3	S2		N	
Ataenius brevicollis	An Ataenius Beetle	Y	G3G5	S1		N	
Bolbocerosoma hamatum	Bicolored Burrowing Scarab Beetle	Y	G3G4	S3		N	
Ceratocanthus aeneus	Shining Ball Scarab Beetle	Y	G2G3	S2		N	
Chelyoxenus xerobatis	Gopher Tortoise Hister Beetle	Y	G2G3	S2		N	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Copris gopheri	Gopher Tortoise Copris Beetle	Y	G2	S2		N	
Eucanthus alutaceus	Mat Red Globe Scarab Beetle	Y	G2G3	S1S2		N	
Hypotrichia spissipes	Florida Hypotrichia Scarab Beetle	Y	G3G4	S3S4		N	
Ischyrus dunedinensis	Three Spotted Pleasing Fungus Beetle	Y	G2G3	S2S3		N	
Mycotrupes gaigei	North Peninsular Mycotrupes Beetle	Y	G2G3	S2S3		N	
Onthophagus polyphemi polyphemi	Punctate Gopher Tortoise Onthophagus Beetle	Y	G2G3T2T3	S2		N	
Peltotrupes profundus	Florida Deepdigger Scarab Beetle	Y	G3	S3		N	
Phyllophaga clemens	Clemens' June Beetle	Y	G2	S1		N	
Phyllophaga elongata	Elongate June Beetle	Y	G3	S3		N	
Phyllophaga skelleyi	Skelley's June Beetle	Y	G2	S2		N	
Ptomaphagus schwarzi	Schwarz' Pocket Gopher Ptomaphagus Beetle	Y	G3	S3		N	
Selonodon floridensis	Florida Cebrionid Beetle	Y	G2G4	S2S4		N	
Selonodon mandibularis	Large-Jawed Cebrionid Beetle	Y	G2G4	S2S4		N	
Serica pusilla	Pygmy Silky June Beetle	Y	G2G3	S2S3		N	
Trigonopeltastes floridana	Scrub Palmetto Flower Scarab Beetle	Y	G2G3	S2S3		N	
Triplax alachuae	Alachua Pleasing Fungus Beetle	Y	G2G4	S2S4		N	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Scorpionflies							
Panorpa floridana	Florida Scorpionfly	Y	G1	S1		N	
Caddisflies							
Agarodes libalis	Spring-loving Psiloneuran Caddisfly	Y	G3	S3		N	
Cernotina truncona	Florida Cernotinan Caddisfly	Y	G4	S3		N	
Chimarra florida	Floridian Finger-net Caddisfly	Y	G4	S3S4		N	
Hydroptila berneri	Berner's Microcaddisfly	Y	G4G5	S3		N	
Hydroptila wakulla	Wakulla Springs Vari-colored Microcaddisfly	Y	G2	S2		N	
Oecetis daytona	Daytona Long-horned Caddisfly	Y	G3	S2S3		N	
Oecetis parva	Little Oecetis Longhorned Caddisfly	Y	G2	S2		N	
Oecetis porteri	Porter's Long-horn Caddisfly	Y	G3G4	S2S3		N	
Oxyethira pescadori	Pescador's Bottle-Cased Caddisfly	Y	G3G4	S3		N	
Triaenodes florida	Floridian Triaenode Caddisfly	Y	G3	S2		N	
Butterflies and Moths							
Achalarus lyciades	Hoary Edge	Y	G5	S2		N	
Amblyscirtes aesculapius	Lace-winged Roadside Skipper	Y	G3G4	S3S4		N	
Autochton cellus	Golden-banded Skipper	Y	G4	S1		N	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Callophrys niphon	Eastern Pine Elfin	Y	G5	S2		N	
Catocala grisatra	Grisatra Underwing Moth	Y	G2	S2		N	
Celastrina ladon	Spring Azure	Y	G4G5	S2?		N	
Cupido comyntas	Eastern Tailed Blue	Y	G5	S2		N	
Danaus plexippus	Monarch	N	G4	S4		N	
Euphyes dion	Dion Skipper	Y	G5	S2S3		N	
Euphyes dukesi calhouni	Calhoun's Skipper	Y	G3G4T1	S1		N	
Hesperia attalus slossonae	Seminole Skipper	Y	G3G4T3	S3		N	
Hesperia meskei straton	Eastern Meske's Skipper	Y	G3G4T3	S2S3		N	
Idia gopheri	Gopher Tortoise Noctuid Moth	Y	G2G3	S2S3		N	
Nastra neamathla	Neamathla Skipper	Y	G4	S2S3		N	
Nymphalis antiopa	Mourning Cloak	Y	G5	S2		N	
Poanes viator zizaniae	Broad-winged Skipper	Y	G5T5	S2		N	
Poanes yehl	Yehl Skipper	Y	G4	S2S3		N	
Polites origenes	Crossline Skipper	Y	G5?	S3		N	
Satyrium kingi	King's Hairstreak	Y	G3G4	S2		N	
Staphylus hayhurstii	Scalloped Sooty Wing	Y	G5	S2		N	
Flies							
Nemopalpus nearcticus	Sugarfoot Moth Fly	Y	G2	S2		N	
Ants, Bees, and Wasps							
Bombus fraternus	Southern Plains Bumble Bee	Y	G2G4	S3		N	
Colletes longifacies	A Cellophane Bee	Y	G1G2	S1S2		N	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Dasymutilla archboldi	Lake Wales Ridge Velvet Ant	Y	G2G3	S2S3		N	
Perdita blatchleyi	Blatchley's Perdita bee	Y	G2	S2		N	
Stelis ater	Southwest Florida Stelis Bee	Y	G2	S2		N	
Fishes							
Acantharchus pomotis	Mud Sunfish	Y	G4G5	S3		N	
Enneacanthus chaetodon	Blackbanded Sunfish	Y	G3G4	S1S3		N	
Pteronotropis welaka	Bluenose Shiner	Y	G3G4	S3S4		ST	
Umbra pygmaea	Eastern Mudminnow	Y	G5	S3		N	
Amphibians							
Ambystoma cingulatum	Frosted Flatwoods Salamander	Y	G2	S1	T	FT	
Ambystoma tigrinum	Eastern Tiger Salamander	Y	G5	S3		N	
Amphiuma pholeter	One-toed Amphiuma	Y	G3	S3		N	
Lithobates capito	Gopher Frog	Y	G2G3	S3		N	
Notophthalmus perstriatus	Striped Newt	Y	G2G3	S2		C	
Reptiles							
Alligator mississippiensis	American Alligator	Y	G5	S4	SAT	FT(S/A)	
Clemmys guttata	Spotted Turtle	Y	G5	S2S3		N	
Crotalus adamanteus	Eastern Diamondback Rattlesnake	Y	G3	S3		N	
Drymarchon couperi	Eastern Indigo Snake	Y	G3	S2?	T	FT	
Gopherus polyphemus	Gopher Tortoise	Y	G3	S3	C	ST	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Heterodon simus	Southern Hognose Snake	Y	G2	S2S3		N	
Lampropeltis extenuata	Short-tailed Snake	Y	G3	S3		ST	
Lampropeltis floridana	Florida Kingsnake	Y	G2	S2		N	
Lampropeltis getula	Eastern Kingsnake	Y	G5	S1S2		N	
Macrochelys suwanniensis	Suwannee Alligator Snapping Turtle	Y	G2	S2	PT	ST	
Pituophis melanoleucus	Pine Snake	Y	G4	S3		ST	
Pseudemys concinna suwanniensis	Suwannee Cooter	Y	G5T3	S3		N	
Birds							
Antigone canadensis pratensis	Florida Sandhill Crane	Y	G5T2	S2		ST	
Aramus guarauna	Limpkin	Y	G5	S3		N	
Athene cunicularia floridana	Florida Burrowing Owl	Y	G4T3	S3		ST	
Buteo brachyurus	Short-tailed Hawk	Y	G4G5	S1		N	
Dryobates villosus	Hairy Woodpecker	Y	G5	S3		N	
Egretta caerulea	Little Blue Heron	Y	G5	S4		ST	
Egretta thula	Snowy Egret	Y	G5	S3		N	
Egretta tricolor	Tricolored Heron	Y	G5	S4		ST	
Elanoides forficatus	Swallow-tailed Kite	Y	G5	S2		N	
Eudocimus albus	White Ibis	Y	G5	S4		N	
Falco sparverius paulus	Southeastern American Kestrel	Y	G5T4	S3		ST	
Falco peregrinus	Peregrine Falcon	Y	G4	S2		N	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Haliaeetus leucocephalus	Bald Eagle	Y	G5	S3		N	
Laterallus jamaicensis	Black Rail	Y	G3	S2	T	N	
Mycteria americana	Wood Stork	Y	G4	S2	T	FT	
Nyctanassa violacea	Yellow-crowned Night-heron	Y	G5	S3		N	
Nycticorax nycticorax	Black-crowned Night-heron	Y	G5	S3		N	
Pandion haliaetus	Osprey	Y	G5	S3S4		N	
Pelecanus occidentalis	Brown Pelican	N	G4	S3		N	
Peucaea aestivalis	Bachman's Sparrow	Y	G3	S3		N	
Platalea ajaja	Roseate Spoonbill	Y	G5	S2		ST	
Plegadis falcinellus	Glossy Ibis	Y	G5	S3		N	
Recurvirostra americana	American Avocet	Y	G5	S2		N	
Rynchops niger	Black Skimmer	Y	G5	S3		ST	
Rostrhamus sociabilis	Snail Kite	Y	G4G5	S2	E	FE	
Sitta carolinensis	White-breasted Nuthatch	Y	G5	S2		ST	
Sitt pusilla	Brown-headed Nuthatch	N				N	
Sternula antillarum	Least Tern	Y	G4	S3		ST	
Mammals							
Eptesicus fuscus	Big Brown Bat	Y	G5	S3		N	
Lontra canadensis	River otter	N				N	
Mustela frenata olivacea	Southeastern Weasel	Y	G5T4	S3?		N	
Myotis austroriparius	Southeastern Myotis	Y	G4	S3		N	
Neofiber alleni	Round-tailed Muskrat	Y	G2	S2		N	

Group /Scientific Name	Common Name	FNAI Tracked	FNAI Global Rank	FNAI State Rank	Federal Status	State Status	FDACS Listing
Podomys floridanus	Florida Mouse	Y	G3	S3		N	
Sciurus niger niger	Southeastern Fox Squirrel	Y	G5T5	S3		N	
Ursus americanus floridanus	Florida Black Bear	Y	G5T4	S4		N	

Imagine GNV

DATA & ANALYSIS

OUR HEALTH & WELLBEING

Health & Wellness Element

Introduction.

The Health and Wellness Element of the OUR HEALTH & WELLBEING Chapter establishes the City's approach to supporting the physical, mental, and social wellbeing of residents through the ImagineGNV 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element recognizes the important role that the built environment, access to services, community resources, and social conditions play in shaping overall health outcomes. The Element provides a framework for promoting healthy lifestyles, expanding access to health-supportive amenities, and integrating health considerations into land use, transportation, housing, and environmental planning decisions.

Although the Health and Wellness Element is not specifically required under Section 163.3177, Florida Statutes, the statute requires that comprehensive plan elements be supported by relevant and appropriate "data and analysis" to justify their GOPs. Accordingly, this Data and Analysis report evaluates community health indicators, access to healthcare and wellness services, environmental conditions that influence public health, and other factors that affect the wellbeing of residents. The analysis also considers opportunities to improve health outcomes and reduce disparities through coordinated planning and policy initiatives.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan Update, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the statutory reference relevant to the topic, if applicable.
- Statutory Requirement – Identifies any applicable statutory expectations or notes when no specific statutory requirement exists.
- Data – Presents the relevant quantitative and qualitative information describing existing health conditions, access to services, and environmental factors affecting community wellbeing.
- Analysis – Evaluates the data, identifies key findings, and assesses opportunities to strengthen health and wellness outcomes across the community.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan.

Chapter:
VII. Our Health & Wellbeing

Element:
Health & Wellness Element

Florida Statute:
N/A

Statutory Requirement:

There are no explicit data and analysis requirements prescribed by Florida Statutes for this element.

Data:

Physical Wellbeing

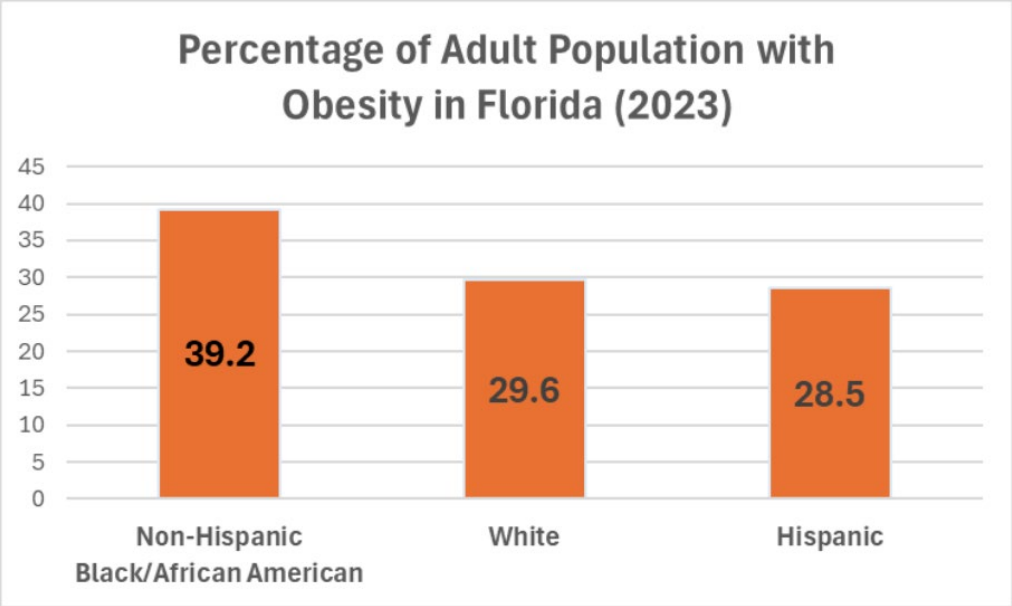
Improving physical health across the population requires a multifaceted approach that addresses the root causes and barriers to well-being. This comprehensive plan centers on three critical pillars: chronic disease prevention and management, improving access to healthcare, promotion of physical activity and healthy nutrition as a public health priority. Together, these elements form a holistic framework to reduce health disparities, improve quality of life, and enhance community resilience.

Analysis:

The City of Gainesville works to address the health and wellbeing of the community from a holistic standpoint. Community health data provided by the Community Health Needs Assessment report done through UH Health Shands provides insight to health indicators, physical wellness, and other trends, as seen below:

- Life expectancy for Alachua County from 2020-2022 was 77.7 years, slightly lower than the Florida average of 78.1 years.
    a. Non-Hispanic (NH) Black/African Americans in Alachua County had a 7% lower life expectancy of 72.3 years as compared to the overall life expectancy

Chronic diseases are an important factor of physical wellbeing when evaluating community health, and populations can be disproportionately impacted. As shown in the chart below, data from the 2023 Behavioral Risk Factor Surveillance System (BRFSS) demonstrates that Black residents face higher incidence of chronic diseases that require continued care such as diabetes, hypertension, and obesity than White residents. Similar trends were found for incidence and mortality of other chronic diseases like hypertension, diabetes, and stroke.



Additionally, cancer incidence and mortality is yet another area where health disparities are apparent. The charts below demonstrate data from FL Health Charts 2022 reports illustrate the higher burden of cancer incidence, as well as greater mortality from cancer of Black residents.

Comparing Prostate Cancer Incidence and Mortality in Alachua County with Florida

Cancer Incidence in Alachua County (per 100,000 population)			
	White	Black	Hispanic
Prostate Cancer	111.8	247.1	128.0

Cancer Mortality in Alachua County (per 100,000 population)			
	White	Black	Hispanic
Prostate Cancer	14.7	55.4	0.0

Cancer Incidence in Florida (per 100,000 population)			
	White	Black	Hispanic
Prostate Cancer	105.9	161.2	92.1

Cancer Mortality in Florida (per 100,000 population)			
	White	Black	Hispanic
Prostate Cancer	15.8	35.0	18.2

(FL Health Charts, 2022)

Physical wellbeing is not limited to just that of the human body, it is also evaluated and impacted by physical boundaries and location. For example, immigrants in Gainesville face similar challenges. "With immigrants contributing 1/4 of the population growth in Gainesville and currently making up 11.3% of the total population, it is imperative the city make greater efforts in providing greater access to care for groups who experience these barriers. Only 13% of immigrants in the city receive Medicare or Medicaid, compared with 25% of US born Gainesville residents in 2019. In addition, 43.1% of immigrants in the city are not eligible to become a naturalized citizen making it difficult to access social services or receive any form of health care coverages" (Gainesville Immigrant Neighbor Inclusion Initiative "New Americans in the City of Gainesville?", October 2021). Important factors such as access to healthcare within zip codes, access to culturally sensitive healthcare, transit and mobility access to healthcare, and overall barriers to access can impact quality of life. Some examples of barriers to access that are important to address include, but are not limited to:

a. Inadequate access to insurance
b. No access to sick leave or paid time off for health clinic visits
c. Affordability of life-saving equipment including smoke alarms or health-related equipment
d. Access and affordability of fresh and nutritious food
e. Access to parks and recreation
f. Access and useability of health education
g. Access to medications
h. Access to transport
i. Language barriers
j. Cultural barriers
k. Medical mistrust and miscommunication
l. Limited health institutional access that is covered by insurance plans

Conclusion & Comprehensive Planning Implications:

The data and analysis section of this report demonstrates the need for comprehensive assessment and implementation to address the physical health and wellness for the City's community. As the City continues to develop, maintaining access to key initiatives and programming is important to support the physical wellbeing of each individual. Concurrently, the City tasks itself with evaluating important health data and trends related to chronic diseases and health access barriers. This is important for both working to improve the physical health of the community in the long term, while also addressing ways to make physical health more accessible in the present through public programs and policies and community partnerships.

Chapter:
VII. Our Health & Wellbeing

Element:
Health & Wellness Element

Florida Statute:
N/A

Statutory Requirement:

There are no explicit data and analysis requirements prescribed by Florida Statutes for this element.

Data:

Behavioral Wellbeing

Promoting mental wellness and addressing substance use are essential components of a thriving, resilient city. As communities continue to face rising rates of mental health challenges and substance use disorders, it is imperative to take a proactive, compassionate, and evidence-based approach. This comprehensive plan focuses on four key strategies: expanding education, reducing stigma, strengthening connections to care, and improving access to mental health and substance use services.

Analysis:

The City of Gainesville looks to evaluate the behavioral wellness of the community through a holistic approach. Behavioral health factors can be multifaceted and can have impacts on other determinants of health and wellbeing, including physical and social. Data sources from the Alachua County Community Health Needs Assessment, through Florida Health and the Well Florida Council helps to inform how City departments and community builders work to help our community and neighbors through behavioral health programming and policies.

2024 Alachua County Community Health Assessment.

The Alachua County Community Health Assessment process launched in summer of 2018, continuing a long history and strong commitment to better understanding the health status and health needs of the community. The purpose of the community health assessment is to uncover or substantiate the health needs and health issues in Alachua County and better understand the causes and contributing factors to health and quality of life in the county. Although this is a County-wide assessment, it has key data that relates to the City of Gainesville and provides insight to the health of our community. These insights help inform both the Data & Analysis Report and the Health & Wellness Element's GOPs, supporting continued improvements to the efforts over time.

Key findings that were highlighted relating to behavioral health are seen below:

Forces of Change for Alachua County - TRENDS *(Prepared by WellFlorida Council – February 2020)*		
TRENDS – THREATS POSED		
Behavioral/ Healthcare	Decrease in physical activity	Exacerbates obesity epidemic and rise in chronic diseases, including diabetes and hypertension
	Opioid epidemic	Significantly threatens life expectancy and quality of life; underlines difficulty and complexity of treating substance use disorders
	More people are delaying or foregoing childbirth	Increases proportion of high risk pregnancies; future demographics may be skewed toward older population
	Increase in STD rates; increase in congenital infectious disease (HIV and syphilis)	Leads to long-term health effects and disability; potential for spread and outbreaks
	Youth vaping epidemic; vape shop boom	Poses significant health risk, including lung injury; little is known about long-term health effects; vaping industry is poorly regulated, and young people are susceptible to exploitation and detrimental health effects

These findings are important to evaluate both short term and long term for community health, as they can have impacts on other determinants of wellbeing including physical and social health, leading to more systemic issues.

Conclusion & Comprehensive Planning Implications:

The data and analysis section of this report demonstrates the need for comprehensive assessment and implementation to address the behavioral health and wellness for the City's community. Behavioral health factors can have direct impacts on other determinants of wellbeing and can lead to more systemic issues. Through the Comprehensive Plan GOP's, the City aims to address these issues through innovating collaboratively to design and implement creative, community-centered solutions, building trust and authentic relationships between institutions, residents, and grassroots organizations, empowering neighborhoods through shared leadership and culturally relevant supports, and aligning resources and data across sectors to make informed, sustainable improvements.

Chapter:
VII. Our Health & Wellbeing

Element:
Health & Wellness Element

Florida Statute:
N/A

Statutory Requirement:

There are no explicit data and analysis requirements prescribed by Florida Statutes for this element.

Data:

Social Wellbeing

Social health is a foundational pillar of a thriving, vibrant city. It encompasses the quality of relationships, the strength of community connections, and the ability of individuals to access support, feel safe, and participate fully in civic life. Social well-being is not only critical to individual and community resilience – it also directly influences mental, physical, and economic health outcomes. This comprehensive plan prioritizes violence prevention, community connectedness, awareness of local resources, and inclusive systems that promote dignity, trust, and opportunity for all.

Analysis:

The City of Gainesville understands the importance of social wellbeing for each individual within the community. Community resiliency and self-sufficiency are indicators of social health in thriving communities. The City aims to accomplish this through continuing efforts of the Community Health Improvement Plan programming and policies. Healthy People 2030 defines Social Determinants of Health as the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks. With this priority area, the city hopes to positively impact access gaps experienced by neighbors that influence their health outcomes. The table provided below shows these interdepartmental efforts:

Health & Wellness: City Program Examples

Department	Program	Type
Gainesville Fire Rescue	Community Resource Paramedicine Program	Physical
Gainesville Fire Rescue	Child Safety Seats	Physical
Community Health Division	Substance Use Prevention and Education	Behavioral
IMPACT GNV	Gun Violence Prevention Initiative	Social
Gainesville Fire Rescue	Stop the Bleed	Social
Gainesville Fire Rescue	CPR Training	Social
Community Health Division	Overdose Prevention Education	Social
Community Health Division	Mental Health Education	Behavioral
Community Health Division / GFR	Naloxone Initiative	Behavioral
Community Health Division	The Medication Assisted Treatment (MAT) Program	Social

IMPACT GNV	BOLD Program	Social
City of Gainesville	Community F.I.R.S.T.	Social
Gainesville Police Department	Co-Responder Teams – Crisis Intervention	Behavioral
City of Gainesville	Special Events Permitting	Social
Parks, Recreation, and Cultural Affairs Department	Community Gardens	Social
Parks, Recreation, and Cultural Affairs Department	Afterschool Care Programs/Scholarships	Social
Parks, Recreation, and Cultural Affairs Department	Youth Services and Education	Social
Parks, Recreation, and Cultural Affairs Department	WhyTry Curriculum	Social
Parks, Recreation, and Cultural Affairs Department	Athletic Programs	Physical
Transportation	Vision Zero	Physical
Transportation	Free Fare Program	Social

These examples, of which are either present and active, or have been done in the past, are shown as they can result directly from comprehensive planning efforts to plan ahead for the health and wellbeing of the community as a whole. The social health of the community ties directly into the behavioral and physical health of the community and the individual, as the City continues to grow and change the individual needs may change but the vision for a health and socially thriving community will grow with it.

Comprehensive Planning Implications:

To summarize, the City of Gainesville is dedicated to fostering a community where every individual has the opportunity to have their physical, mental, social, and economical needs met. In Gainesville, advancing health and wellbeing requires: addressing barriers that affect communities with health disparities, innovating collaboratively to design and implement creative, community-centered solutions, building trust and authentic relationships between institutions, residents, and grassroots organizations, empowering neighborhoods through shared leadership and culturally relevant supports, and aligning resources and data across sectors to make informed, sustainable improvements. Ultimately, health and wellbeing in Gainesville is about creating a connected, informed, and empowered community.

Imagine GNV

DATA & ANALYSIS

OUR HEALTH & WELLBEING

Recreation & Open Space Element

Introduction.

The Recreation Element of the OUR HEALTH & WELLBEING Chapter establishes the City's approach to providing a robust recreation system through the ImagineGNV 2050 planning horizon. This approach is reflected in the Element's goals, objectives, and policies (GOPs), which address the maintenance, expansion, and overall effectiveness of the City's recreation system. Pursuant to Section 163.3177(6)(e), Florida Statutes, a Recreation Element is a required component of a local comprehensive plan and must be supported by relevant and appropriate data and analysis. This *Data & Analysis* report satisfies that requirement by providing an inventory of the City's recreation system and evaluating current and projected needs based on the population projections established in the supplemental document to ImagineGNV titled *ImagineGNV 2025–2050 Population Estimates & Projections Report.*

To promote transparency, ensure statutory alignment, and clearly link factual findings to future planning decisions, this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the statutory reference relevant to the topic, if applicable.
- Statutory Requirement – Identifies any applicable statutory expectations or notes when no specific statutory requirement exists.
- Data – Presents qualitative and quantitative information describing the City's recreation facilities.
- Analysis – Evaluates the data, identifies key findings, and assesses how well the existing system meets current and projected needs.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan Update.

Chapter:
VII. Our Health & Wellbeing

Element:
Recreation Element

Florida Statute:
163.3177(6)(e) (Required and optional elements of comprehensive plan; studies and surveys.)

Statutory Requirement:
There are no explicit statutory data and analysis requirements for this Element.

Data:
The City of Gainesville maintains a comprehensive public recreation system that includes a diverse mix of facilities, ranging from naturally conserved areas to highly programmed and developed community spaces. Given the scope of this system, a classification framework is used to organize these facilities and evaluate how effectively they meet the recreation needs of current and future residents. This framework categorizes facilities based on their function, scale, and service area and is informed by commonly used standards from the National Recreation and Park Association (NRPA). The City's recreation classification system includes the following categories:

- Neighborhood Park**.** Smaller to moderate-sized parks typically ranging from under one acre ("tot-lots") 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. Local examples include Barbara Higgins Park, which features a pavilion and playground, and Lincoln Yard Park, which includes a playground, exercise loop, and walking trail.
- Community Park. Moderately sized parks typically ranging between 10 to 100 acres in size. These community parks are 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. Local examples include Cofrin Nature Park which includes a playground, tennis courts, restrooms, and a nature trail, and Bivens Arm Nature Park, which includes trails, boardwalks, restrooms, and a playground.
- 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. Local examples include Albert "Ray" Massey Park, which features a pool, ball fields, playground, lighted courts, and community center, and Morningside Nature Center and Park which includes a nature center, living history farm, education pavilion, and trails.

- Special Use Parks and Facilities. Vary in size both in acreage and amenity size. They are designed for specialized or single-purpose activities, which can include golf courses, museums, nature centers, cultural centers, senior centers, and cemeteries.

Each park in the City is assigned to one of these four categories. A full inventory of public recreation facilities, including acreage and classification, is provided in Appendix (A). Together, these facilities reflect a broad and varied system that includes everything from natural areas to active, amenity-rich community spaces. Additional details on these public facilities are available in the City's *2023 Recreational Needs Assessment*.

Analysis:

While this classification framework helps organize the system, it does not, on its own, indicate whether the overall supply of recreational facilities is sufficient to meet the needs of the City's population. To make this determination, a consistent and measurable standard is required.

Gainesville evaluates the adequacy of its park system using Level of Service (LOS) standards expressed as acres of parkland per 1,000 residents. These standards establish the amount of park acreage that should be available to serve the population. To determine whether the system is sufficient, the City compares the acreage required to meet the LOS standard based on population to the actual acreage of parkland available. If existing acreage meets or exceeds the required acreage, the system is considered adequate; if it falls short, a deficiency exists. Because this LOS standard is based on acreage, it is applied only to park types where acreage is a meaningful measure of service, including regional, community, and neighborhood parks. Special use parks are not included in this analysis.

The City's adopted recreation LOS standards are identified in the following table.

2023 Recreational Needs Assessment.

This assessment was initiated to respond to changing community conditions and to support the City's broader planning efforts, including the ImagineGNV Comprehensive Plan update. Using a structured, two-step process that combines context analysis with a needs and priorities assessment, the study draws on site evaluations, community engagement, and quantitative data to evaluate how well the existing parks and recreation system is serving the Gainesville community. The findings indicate that while Gainesville maintains a robust and diverse recreation system and generally meets LOS standards based on park acreage, opportunities remain to enhance access, quality, and connectivity across facilities, particularly in areas that may benefit from additional investment. These insights help inform both the Data & Analysis Report and the Recreation Element's GOPs, supporting continued improvements to the system over time.

Adopted Recreation LOS Standards, 2025.

Park Classification	Adopted LOS Standard (Acres per 1,000 Residents)
Regional Park	4.0 acres
Community Park	2.0 acres
Neighborhood Park	0.8 acres
Total	6.8 acres

These standards, shown in the table above, provide target acreage for each park type. The table below then compares these targets to existing park acreage to show whether the current system meets, exceeds, or falls short of those benchmarks in relation to the City's estimated population.

Current Recreation LOS Performance, 2025.

Park Classification	Current Acreage	Acreage Needed to Satisfy LOS Standard [1]	Surplus / (Deficit) Acreage [2]
Regional Park	2,323.9	611.7	1,712.2
Community Park	617.1	305.9	311.2
Neighborhood Park	165.4	122.3	43.1
Total	3,106.4	1,039.9	2,066.5

Note (1). Acreage needed is based on a functional population of 152,936 for 2025 (see *ImagineGNV 2025–2050 Population Estimates & Projections Report*).

Note (2). Surplus or deficit is calculated by subtracting the required acreage from the current acreage.

As shown in the table above, the City's current recreation system exceeds the adopted LOS standards for all three park types identified within the Recreation Element. This indicates that, from an acreage standpoint, Gainesville provides more parkland than is required to serve its population. However, this finding should not be interpreted to mean that all residents experience equal access to parks or that all facilities meet community needs. LOS is a broad, system-level measure and does not account for factors such as geographic distribution, accessibility, facility quality, or the types of amenities provided. These considerations are explored further in the City's *2023 Recreational Needs Assessment.*

Because recreation LOS is based on acreage, it is also important to consider how changes in population will affect the amount of parkland needed over time. The following tables evaluate projected LOS performance for regional, community, and neighborhood parks through the 2050 planning horizon.

Projected Recreation LOS Performance for Regional Parks, 2030 – 2050.

Year	Projected Functional Population	Acreage Needed to Satisfy *Regional Park* LOS Standard	Current Acreage	Surplus / (Deficit) Acreage
2030	159,756	639.0	2,323.9	1,684.9
2035	164,881	659.5	2,323.9	1,664.4
2040	168,334	673.3	2,323.9	1,650.6
2045	171,098	684.4	2,323.9	1,639.5
2050	173,115	692.5	2,323.9	1,631.4

Projected Recreation LOS Performance for Community Parks, 2030 – 2050.

Year	Projected Functional Population	Acreage Needed to Satisfy *Community Park* LOS Standard	Current Acreage	Surplus / (Deficit) Acreage
2030	159,756	319.5	617.1	297.6
2035	164,881	329.8	617.1	287.3
2040	168,334	336.7	617.1	280.4
2045	171,098	342.2	617.1	274.9
2050	173,115	346.2	617.1	270.9

Projected Recreation LOS Performance for Neighborhood Parks, 2030 – 2050.

Year	Projected Functional Population	Acreage Needed to Satisfy *Neighborhood Park* LOS Standard	Current Acreage	Surplus / (Deficit) Acreage
2030	159,756	127.8	165.4	37.6
2035	164,881	131.9	165.4	33.5
2040	168,334	134.7	165.4	30.7
2045	171,098	136.9	165.4	28.5
2050	173,115	138.5	165.4	26.9

Projected conditions reinforce the City's strong position relative to its adopted LOS standards. As population increases through the 2050 planning horizon, the acreage required to maintain LOS also increases across all park classifications. However, the City's existing park inventory is sufficiently robust that all three recreation classifications (regional, community, and neighborhood parks) are projected to maintain a surplus throughout the planning period.

Regional parks show the largest surplus by a wide margin, with nearly 1,700 acres of excess capacity projected even at full buildout. This means the City has a strong supply of large, destination-style parks that can easily support future growth. Community parks also remain well above the LOS standard, indicating that these mid-sized parks should continue to meet community needs without requiring additional acreage. Neighborhood parks still exceed the standard as well, but their surplus is smaller and gradually declines over time. While no shortage is expected, this pattern suggests a need to keep an eye on how these parks serve areas with more concentrated growth or redevelopment.

Overall, these findings indicate that the City is not expected to require additional parkland to maintain compliance with its adopted LOS standards through 2050. While the system is sufficient from an acreage standpoint, future planning efforts should continue to focus on how parks are distributed, accessed, and experienced by residents. This includes targeted reinvestment, strategic improvements, and coordination with land use and development patterns to ensure the system remains balanced and responsive over time.

Comprehensive Planning Implications:

The updated GOPs reflect the City's strong LOS performance and shift the focus of the Recreation Element from expanding park acreage to improving how the system serves residents. With sufficient parkland to meet current and future demand, the emphasis moves toward improving access, distribution, and the quality of facilities and amenities across the City. To support this shift, the GOPs

promote a more data-driven and community-informed approach to identifying where improvements are needed, while also encouraging continued coordination with public, private, and nonprofit partners and the expansion of open space and trail connections. Together, these strategies help ensure the recreation system remains effective, inclusive, and responsive over the 2050 planning period.

Appendix (A). Recreational Facility Inventory, 2026.

Park Name	Acreage
Neighborhood Parks	
29th Road Nature Park	5.7
A.N.N.E. Park	1.0
Barbara Higgins Park	0.6
Broken Arrow Bluff Nature Park	11.0
C.F. Franklin Memorial Park	1.1
Cedar Grove Park	1.1
Colclough Pond Nature Park	5.0
Cora P. Roberson Park	8.0
Dolliree Bowens Tot Lot	0.2
Haisley Lynch Park	1.3
Hibiscus Park	0.5
Hidden Gem Park	0.6
Hull Road Conservation Area	8.0
John Mahon Nature Park	9.8
Lincoln Park	35.0
Lincoln Yard park	10.1
Mother Lucille Perkins Tot Lot	0.2
NW 34th Street Conservation Area	11.2
Oak Hill Park	0.3
Oakview Park and Center	2.5
Phoenix Neighborhood Playground	0.1
Pine Ridge Tot Lot	0.2
Pinkoson Property	8.7
Pleasant Park	1.0
Porters Community Center and Park	0.5
Reserve Park	4.3
Roper Park	1.5
SE 8th and 9th Tot Lot (Tot Lot #2)	0.6
Seminary Tot Lot	0.3
Smokey Bear Park	5.2
Springhill Park	4.4
Springtree Nature Park	11.7
SR 26A Park	1.1
Sweetwater Branch Park	5.6
Thelma Boltin Center	1.0
Tot Lot #4	-
Woodlawn Park	6.0

Park Name	Acreage
Neighborhood Park Subtotal	165.4
Community Parks	
121 Property	60.0
Alfred A. Ring Nature Park	20.7
Bivens Arm Nature Park	81.0
Clear Lake Nature Park	14.6
Cofrin Nature Park	30.3
Cora P. Roberson Park	0.5
Duval Nature Park	26.3
Green Acres Park	76.0
Greentree Park	21.0
Hogtown Creek Headwaters Nature Park	78.2
Kiwanis Challenge Park	4.9
Loblolly Woods Nature Park	160.7
T.B. McPherson Center and Park	15.0
Terwilliger Pond Conservation Area	24.8
Unity Park	3.0
Community Park Subtotal	617.1
Regional Parks	
Albert "Ray" Massey Park	26.9
Boulware Springs Nature Park	106.6
Citizen's Field/Martin Luther King, Jr. Recreation Complex	32.5
Depot Park	32.0
Flatwoods Conservation Area	158.0
Forest Park (Abby Wambach) and Conservation Area	24.7
Four Creeks Preserve - City's portion	245.0
Fred Cone Park and Conservation Area/ Eastside Rec. Center	152.5
Gum Root Park	371.8
Morningside Nature Center and Park	277.7
Northside Park	47.0
Possum Creek Park	75.8
San Felasco Park	189.9
Split Rock Conservation Area	241.0
Sugarfoot Prairie Conservation Area	195.0
Sweetwater Wetlands Park	125.0
Tom Petty Park	22.5
Regional Park Subtotal	2,323.9
Special Use Parks	
A. Quinn Jones Museum & Cultural Center	-

Park Name	Acreage
Andrew R. Mickle, Sr. Pool (at T.B. McPherson)	-
Bo Diddley Community Plaza	-
Boulware Springs Historic Waterworks	-
City Hall Plaza	-
City of Gainesville/Alachua County Senior Recreation Center	-
Dwight H. Hunter Pool (at MLK Center)	-
Evergreen Cemetery	-
H. Spurgeon Cherry Pool (at Albert "Ray" Massey)	-
Ironwood Golf Course	-
Loblolly Environmental Facility	-
Old Post Office and Federal Courthouse	-
Rosa B Williams/Center	-
SW 5th Avenue Basin	-
Tench Building	-
Thomas Center and Grounds and Gardens	-
Wilhelmina Johnson Resource Center and Sharmie Ffar Complex	-

Imagine GNV

DATA & ANALYSIS

HOW WE WORK

Economic Development Element

Introduction.

The Economic Development Element of the HOW WE WORK Chapter establishes the City's approach to supporting a resilient, diverse, and competitive local economy through the ImagineGNV 2050 planning horizon. Through its goals, objectives, and policies (GOPs), the Element promotes economic opportunity, supports job creation, and encourages investment in industries that strengthen the City's economic base. The Element provides a framework for aligning land use, infrastructure, workforce development, and business support initiatives to foster long-term economic vitality.

Although the Economic Development Element is not specifically required under Section 163.3177, Florida Statutes, the statute requires that comprehensive plan elements be supported by relevant and appropriate data and analysis to justify their GOPs. Accordingly, this Data and Analysis report evaluates local and regional economic conditions, employment trends, industry composition, workforce characteristics, commercial and industrial development patterns, and other factors that influence economic growth and competitiveness. The analysis also considers opportunities to strengthen the local economy, support emerging industries, and promote sustainable economic development.

To promote transparency and statutory alignment, and to establish a clear connection between factual findings and future planning decisions within the ImagineGNV Comprehensive Plan Update, each section of this report is organized as follows:

- Chapter – Identifies the Chapter within the ImagineGNV Comprehensive Plan.
- Element – Identifies the specific Element being addressed.
- Florida Statute – Provides the statutory reference relevant to the topic, if applicable.
- Statutory Requirement – Identifies any applicable statutory expectations or notes when no specific statutory requirement exists.
- Data – Presents the relevant quantitative and qualitative information describing existing economic conditions, employment patterns, and development trends.
- Analysis – Evaluates the data, identifies key findings, and assesses opportunities to strengthen economic competitiveness and resilience.
- Comprehensive Planning Implications – Summarizes how the findings inform policy direction and future planning decisions within the ImagineGNV Comprehensive Plan.

Chapter:
VIII. How We Work

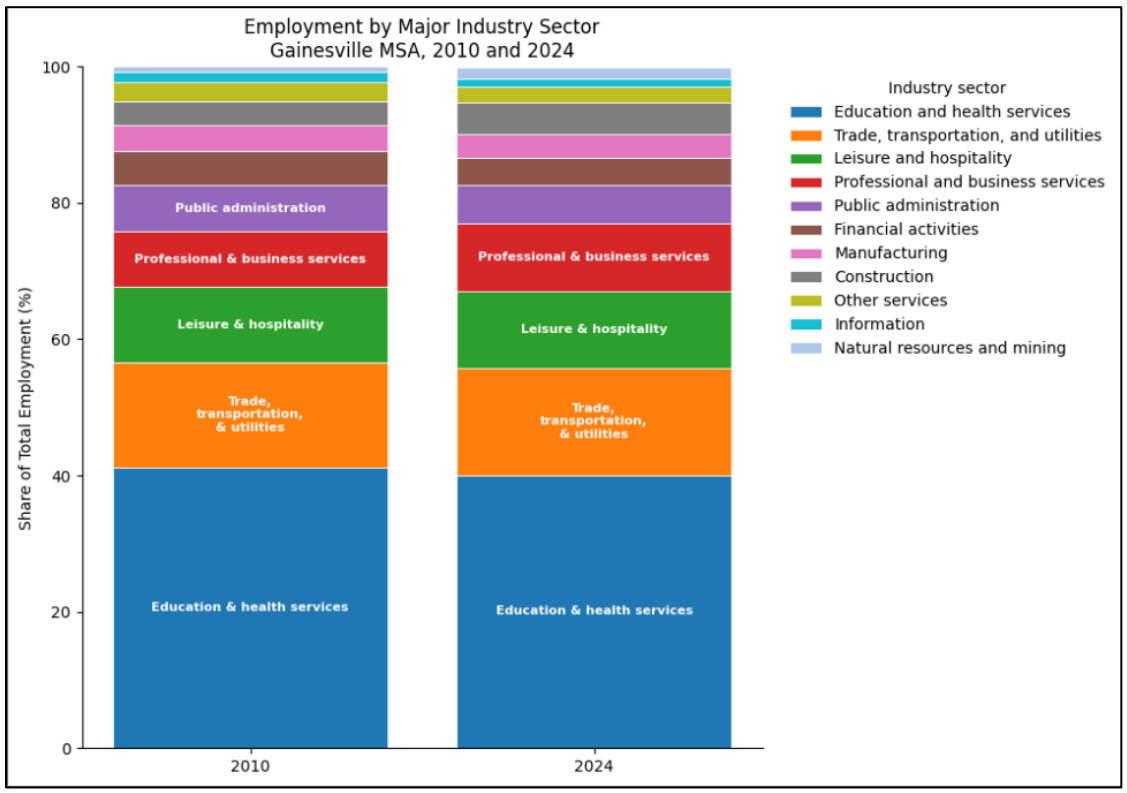
Element:
Economic Development Element

Florida Statute:
N/A

Statutory Requirement:
None

Industries

Data:



Quarterly Census of Employment and Wages Program (QCEW) 2010 vs. 2024

Analysis:

Between 2010 and 2024, the employment structure of the Gainesville Metropolitan Statistical Area remained strongly service-oriented, with limited structural diversification despite overall job growth. Education and Health Services continued to dominate the regional economy, increasing from approximately 48,755 jobs (41 percent of total employment) in 2010 to 60,911 jobs (approximately 40 percent) in 2024. While the sector added a substantial number of jobs, its share of total employment

remained relatively stable, indicating that growth in other sectors occurred at a similar pace rather than shifting the overall economic structure.

Trade, Transportation, and Utilities remained the second-largest sector, growing from 18,255 jobs (15 percent) to 23,810 jobs (approximately 16 percent). This modest increase in share reflects continued expansion in retail and distribution activity, likely driven by population growth and regional consumption patterns. Leisure and Hospitality also expanded in absolute terms—from 13,038 jobs to 17,274 jobs—while maintaining a consistent share of approximately 11 percent, suggesting steady growth in local-serving services rather than a transition toward a tourism-driven economy.

Professional and Business Services experienced one of the more notable increases, rising from 9,693 jobs (8 percent) in 2010 to 15,053 jobs (approximately 10 percent) in 2024. This growth indicates a gradual expansion of higher-skill, private-sector employment, though the sector remains smaller than in more diversified metropolitan economies. Construction increased from 4,151 jobs (4 percent) to 7,035 jobs (approximately 5 percent), reflecting renewed development activity following the post-recession recovery period.

In contrast, Manufacturing grew modestly in absolute terms—from 4,370 to 5,115 jobs—but declined slightly as a share of total employment, from approximately 4 percent to 3 percent, indicating a continued relative contraction of goods-producing industries. Financial Activities and Public Administration remained stable in their share of employment, while Information and Natural Resources and Mining continued to represent minimal portions of the regional economy.

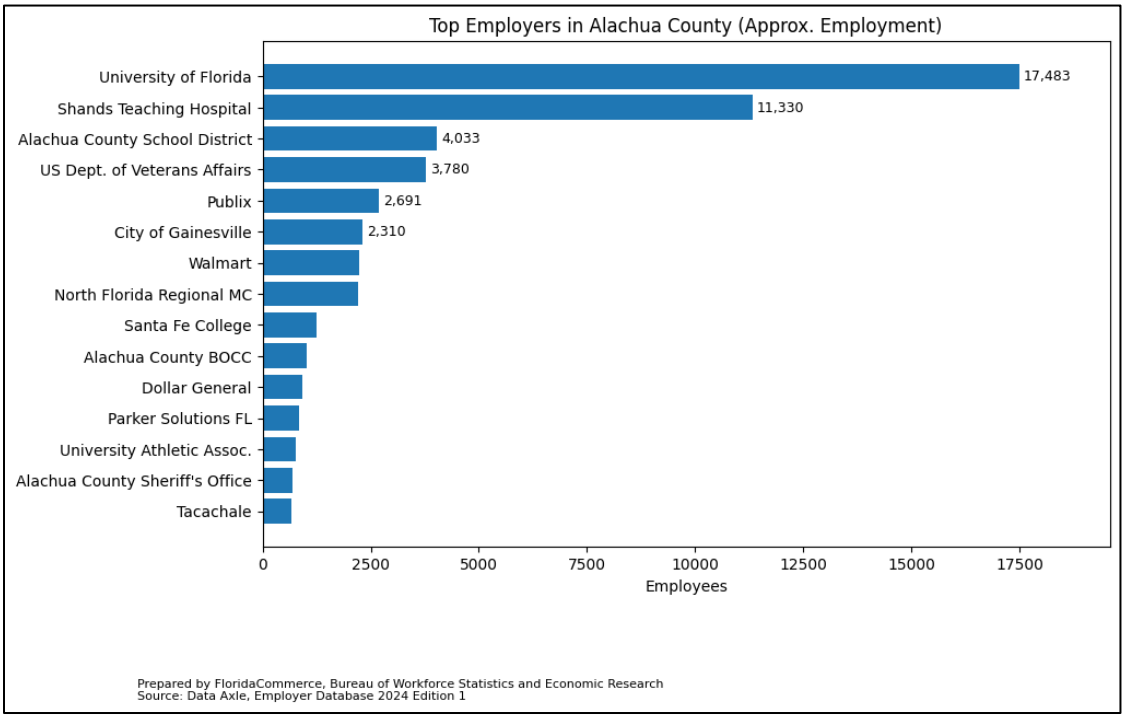
Overall, the data indicates that while employment has grown across multiple sectors, the underlying structure of the economy has remained largely unchanged, with a continued concentration in service-based industries.

Comprehensive Planning Implications:

The concentration of employment in Education and Health Services indicates that Gainesville's economy remains heavily anchored by institutional and population-driven sectors. These sectors generate a larger share of jobs in lower- and moderate-wage occupations. Additionally, heavy concentration indicates a need for broader economic diversification. The relatively modest expansion of Professional and Business Services suggests emerging opportunities for higher-skill, higher-wage employment, but not at a scale sufficient to significantly shift the regional economic structure. At the same time, the continued decline in the relative share of manufacturing and other goods-producing sectors reflects a limited presence of export-oriented industries that typically drive regional income growth. These conditions reinforce the need for policies that expand access to higher-wage career pathways, particularly in growing professional, technical, and innovation-oriented fields. Strengthening workforce development systems, improving alignment between education and industry needs, and supporting business growth in targeted sectors will be critical to increasing economic mobility.

Major Employers

Data:



Analysis:

Employment in Alachua County is concentrated among a small number of large institutional employers, led by the University of Florida, which employs approximately 17,483 workers. The second-largest employer, UF Health Shands Hospital, employs approximately 11,330 workers, reinforcing the central role of healthcare in the local economy. These two institutions account for a substantial share of the City and County's employment base, reinforcing the central roles of higher education and healthcare in the local economy.

Public sector employment also represents a significant share of total jobs. Alachua County Public Schools employs approximately 4,033 workers, while the U.S. Department of Veterans Affairs (Gainesville VA Medical Center) employs approximately 3,780 workers. Local government entities, including the City of Gainesville and Alachua County Board of County Commissioners, together account for over 3,300 employees. Private-sector employment among the largest employers is primarily concentrated in retail and healthcare. Publix employs approximately 2,691 workers, and Walmart employs approximately 2,236 workers. Additional healthcare employment is provided by HCA Florida North Florida Hospital, with approximately 2,206 employees. Other notable employers include Santa Fe College (1,244 employees), Dollar General (917 employees), Parker Nurseries (835 employees), and the University Athletic Association (775 employees). Public safety and specialized care facilities, such as the Alachua County Sheriff's Office (683 employees) and Tacachale (679 employees), also contribute to the employment base.

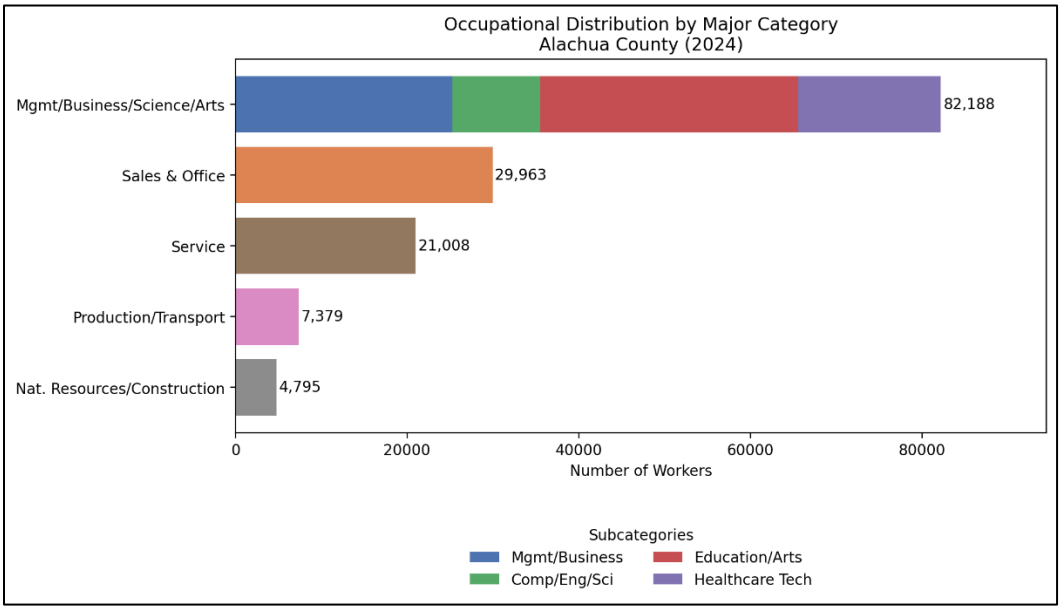
Comprehensive Planning Implications:

The concentration of employment within a small number of large institutional employers indicates a relatively narrow economic base. Heavy reliance on education, healthcare, and government sectors reduces exposure to economic volatility but also limits the region's ability to generate higher levels of private-sector job and income growth for workers. The comparatively limited presence of large private employers (particularly in high-wage or export-oriented industries) suggests a need for broader economic diversification. This supports comprehensive plan policies that direct targeted economic development strategies to support the attraction, retention, and growth of private sector industries capable of generating high-wage employment and expanding the regional tax base.

Workforce Data

Occupational Distribution

Data:



US Census Bureau, American Community Survey 1-Year Estimates, Table S2401 (2024)

The occupational distribution of employed residents in Alachua County reflects a concentration in professional, administrative, and service-related roles. Of the approximately 145,333 employed individuals, the largest share is within Management, Business, Science, and Arts Occupations, which account for 82,188 workers. Within this category, Education, Legal, Community Service, Arts, and Media Occupations comprise the largest subgroup (30,107 workers), including Educational Instruction and Library Occupations (20,207 workers). Management, Business, and Financial Occupations account for an additional 25,269 workers, while Computer, Engineering, and Science Occupations represent 10,232 workers.

Service Occupations represent the next largest category, employing approximately 21,008 workers. This group includes Healthcare Support Occupations (6,593 workers), Food Preparation and Serving Occupations (5,543 workers), and Building and Grounds Cleaning and Maintenance Occupations (3,218 workers), among others. Sales and Office Occupations also comprise a significant share of employment,

with approximately 29,963 workers, including Office and Administrative Support Occupations (16,173 workers) and Sales and Related Occupations (13,790 workers).

In contrast, goods-producing and infrastructure-related occupations represent a relatively small share of the workforce. Natural Resources, Construction and Maintenance Occupations account for approximately 4,795 workers, while Production, Transportation and Material Moving Occupations account for approximately 7,379 workers. The overall occupational structure reflects a workforce aligned with the county's institutional and service-based economy, with a strong presence in education, administrative and service roles, and a comparatively limited share of employment in production, logistics, and skilled trades.

Comprehensive Planning Implications:

The occupational distribution in Alachua County reflects a workforce concentrated in professional, administrative, and service-related roles, with a comparatively smaller share of employment in goods-producing and logistics occupations. This structure aligns with the County's institutional economic base but limits the diversity of available job types and career pathways. A concentration in a narrow range of occupational categories may constrain opportunities for workers with varying skill levels, training backgrounds, and career interests. In particular, the relatively small presence of construction, production, and transportation occupations indicates fewer pathways into employment that does not require advanced degrees. To address these gaps, comprehensive plan policies should support expanded access to a broader range of occupations by strengthening workforce development programs, expanding access to training and advancement opportunities, and aligning training programs with diverse industry needs. Increasing the diversity of occupational opportunities can improve workforce participation and better connect residents to available jobs.

Workforce Educational Attainment

Data:

Educational Attainment - Alachua County

Category	Population Group	Percent (%)
High School Graduate or Higher (25+)	Total	96.7%
Bachelor's Degree or Higher (25+)	Total	54.5%
Graduate/Professional Degree (25+)	Total	27.4%
Bachelor's Degree or Higher (25-34)	Young Adults	60.7%
Bachelor's Degree or Higher (25+)	White	57.1%
Bachelor's Degree or Higher (25+)	Black or African American	35.9%
Bachelor's Degree or Higher (25+)	Hispanic or Latino	58.4%

US Census Bureau, American Community Survey 1-Year Estimates, Table S1501 (2024)

Analysis:

The County's strong educational attainment levels provide a foundation for supporting industries that require a highly skilled workforce and for attracting employers seeking educated talent. The presence of a highly educated workforce creates an opportunity to support industries that align with advanced skills and credentials. Aligning economic development strategies with the existing talent base can help retain educated residents, strengthen the local economy, and support job creation. Maintaining and leveraging this advantage supports the City's long-term economic growth goals. However, disparities in educational attainment across demographic groups indicate a need to expand access to educational and workforce opportunities. Policies to address these disparities should focus on improving pathways to education and workforce training, particularly for populations with lower attainment levels, to ensure that economic opportunities are more broadly accessible. These approaches support the City's goals of expanding access to employment opportunities and fostering economic growth by ensuring that residents are both prepared for and able to participate in the local workforce.

Labor Force Participation & Unemployment

Data:

Labor Force Characteristics - Alachua County (2024)				
Metric	**Total**	**White**	**Black or African American**	**Hispanic or Latino**
Labor Force Participation Rate	61.7%	60.5%	60.9%	62.1%
Unemployment Rate	4.3%	4.2%	6.7%	3.5%

US Census Bureau, American Community Survey 1-Year Estimates, Table S2301 (2024)

Analysis:

The Alachua County labor market reflects a relatively stable employment environment, with a labor force participation rate of 61.7%, an employment-to-population ratio of 58.9%, and an unemployment rate of 4.3% based on 2024 American Community Survey estimates for Alachua County. Labor force participation rates are relatively consistent across major demographic groups, with participation at 60.5% among White residents, 60.9% among Black or African American residents, and 62.1% among Hispanic or Latino residents. While participation levels are similar, unemployment rates vary more significantly across groups. Unemployment among Black or African American residents is notably higher at 6.7%, compared to 4.2% among White residents and 3.5% among Hispanic or Latino residents. This disparity suggests uneven access to employment opportunities across demographic groups despite similar rates of labor force participation.

Comprehensive Planning Implications:

The disparity between labor force participation and unemployment outcomes supports policies aimed at improving equitable access to employment opportunities. The data suggests a need to focus on reducing barriers that prevent certain populations from successfully obtaining and maintaining employment. Facilitating connections between residents and employers, enabling training opportunities that meet industry demand, and reducing structural barriers like firm location and site readiness are ways that comprehensive planning can help to address these barriers. Additionally, the

presence of higher unemployment among specific demographic groups supports policies related to economic inclusion and upward mobility.

Small Business / Entrepreneurship

Data:

Establishments by Employment Size – Alachua County (2023)

Employment Size	Number of Establishments	Share (%)
Total Establishments	6,721	100%
Less than 5 employees	3,630	54.0%
5 to 9 employees	1,178	17.5%
10 to 19 employees	892	13.3%
20 to 49 employees	678	10.1%
50 to 99 employees	193	2.9%
100 to 249 employees	114	1.7%

US Census Bureau, County Business Patterns (CBP) (2023), Alachua County, Florida.

Analysis:

The business landscape in Alachua County is characterized by a high concentration of small establishments. In 2023, there were approximately 6,721 total establishments, of which 3,630 (approximately 54 percent) employed fewer than 5 workers. When expanded to include establishments with fewer than 20 employees, small businesses account for roughly 85 percent of all establishments, indicating that the local economy is dominated numerically by small firms. Despite this, larger establishments remain relatively limited in number. Only 193 establishments employ between 50 and 99 workers, and 114 establishments employ between 100 and 249 workers, reinforcing the relatively small scale of most business activity. The relatively small number of larger establishments suggests a constrained base of firms capable of generating employment at scale. This structure implies that job growth is more likely to occur incrementally across many small businesses. Business formation activity provides additional insight into this structure. In 2022, approximately 368 new business licenses were issued within the City of Gainesville. Given the overall size distribution of establishments, these new businesses are likely smaller firms.

Comprehensive Planning Implications:

The predominance of small establishments in Alachua County and the City of Gainesville supports policies that strengthen the local small business ecosystem. Comprehensive planning can support entrepreneurship by enabling technical assistance for small business owners, reducing barriers to business formation, and by facilitating access to resources to help smaller businesses scale. At the same time, the limited number of mid-size and larger firms indicates a gap in the local economic structure that may constrain long-term job creation and wage growth. This suggests the need for policies that strengthen economic diversification and the attraction or development of industries capable of generating employment at scale.

Wages

Data:

Metric	Value
Median Household Income	$65,033
Per Capita Income	$39,376
Poverty Rate	23.9%

Metric	Value
Median Gross Rent	$1,400
Households Cost-Burdened (>30%)	39.07%
< $20,000 Income (Cost Burdened)	15.8%
>$75,000 Income (Cost Burdened)	3.2%

US Census Bureau, American Community Survey 1-Year Estimates, Table S1701 and S1901 (2024)

	1 ADULT			
	0 Children	1 Child	2 Children	3 Children
Living Wage	$21.67	$38.00	$47.27	$57.86
Poverty Wage	$7.67	$10.40	$13.13	$15.87
Minimum Wage	$14.00	$14.00	$14.00	$14.00

MIT Living Wage Calculator (updated February 15, 2026)

Analysis:

The economic conditions of Alachua County reflect a gap between local incomes and the cost of living. In 2024, the median household income was approximately $65,033, with a per capita income of $39,376. Despite this, approximately 23.9 percent of residents live below the poverty line, indicating a substantial level of economic vulnerability and a disproportionate distribution of income.

Housing costs represent a significant component of household expenses. The median gross rent in the county is approximately $1,400 per month, and approximately 39.07 percent of households are cost-burdened, meaning they spend more than 30 percent of their income on housing. This burden is disproportionately concentrated among lower-income households. For example, 15.8 percent of households earning less than $20,000 annually are cost-burdened, compared to 3.2 percent of households earning $75,000 or more.

A comparison with estimated living wages further illustrates this gap. According to the MIT Living Wage Calculator, a single adult in Alachua County requires approximately $21.67 per hour to meet basic needs, while a single adult with one child requires approximately $38.00 per hour. These thresholds exceed the earnings associated with many service-oriented and entry-level occupations that make up a substantial portion of the local workforce.

Comprehensive Planning Implications:

The gap between income and cost of living underscores the need for policies focused on increasing access to higher-paying jobs and improving upward mobility. Policies aimed at increasing the number of available jobs, combined with policies intended to improve access to high-wage jobs and pathways toward those jobs, work together to address economic stability. The share of residents living below the poverty line further indicates the need to facilitate access to employment that pays a living wage and improves earning potential for employees.