



Imagine

GNV

The Comprehensive Plan Update

General Policy Committee | May 14, 2026

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City of
Gainesville





Imagine

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The Comprehensive Plan Update

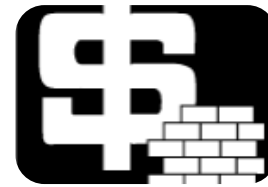
Background and History

What is a Comprehensive Plan?

The City's Comprehensive Plan (or Comp Plan) is a state-mandated legally binding document that guides decisions and investments affecting nearly every aspect of how the City manages itself.

Updated every 5-7 years.

The current Comp Plan (2010-2020) includes 14 Plan Elements.



Capital Improvements



Conservation



Cultural Affairs



Future Land Use



Historic Preservation



Housing



Intergovernmental Coordination



Potable Water / Wastewater



Property Rights



Public Schools Facilities



Recreation



Solid Waste



Stormwater Management



Transportation Mobility

City of
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Evaluation and Appraisal (EAR) Notification Letter

Section 163.3191(1), F.S.

Due dates specified in Rule 73C-49 of the Florida Administrative Code

The evaluation and appraisal notification letter is the principal process for updating local comprehensive plans to reflect changes in state requirements in Chapter 163, Part II, F.S., since the last update of the comprehensive plan.

EAR Notification Letter due: **May 1, 2026**

EAR Notification Letter sent: **April 29, 2026**



City of Gainesville
Department of Sustainable Development

April 28, 2026

Florida Department of Commerce
107 East Madison St.
Tallahassee, FL 32399

Subject: Evaluation and Appraisal of Comprehensive Plan

To Whom it may concern,

In accordance with the requirements of Chapter 163.3191, Florida Statutes (F.S.) and the City's previous Evaluation and Appraisal Notification Letter dated May 1, 2019, the City of Gainesville must determine if amendments to the City's Comprehensive Plan are necessary to reflect changes in state requirements and notify the state land planning agency of its determination by May 1, 2026.

The City has evaluated its Comprehensive Plan and has determined that amendments to the plan are necessary to reflect changes in state requirements. The City intends to have the update process completed and the necessary Comprehensive Plan amendment transmitted to Florida Commerce within one year of this notification letter, May 1, 2027.

If there are any questions, please feel free to contact me at 352-393-8681 or eddltonfk@gainesvillefl.gov or Brittany McMullen, Planning Manager, at 352-393-8688 or mcmullenba@gainesvillefl.gov to discuss.

Sincerely,

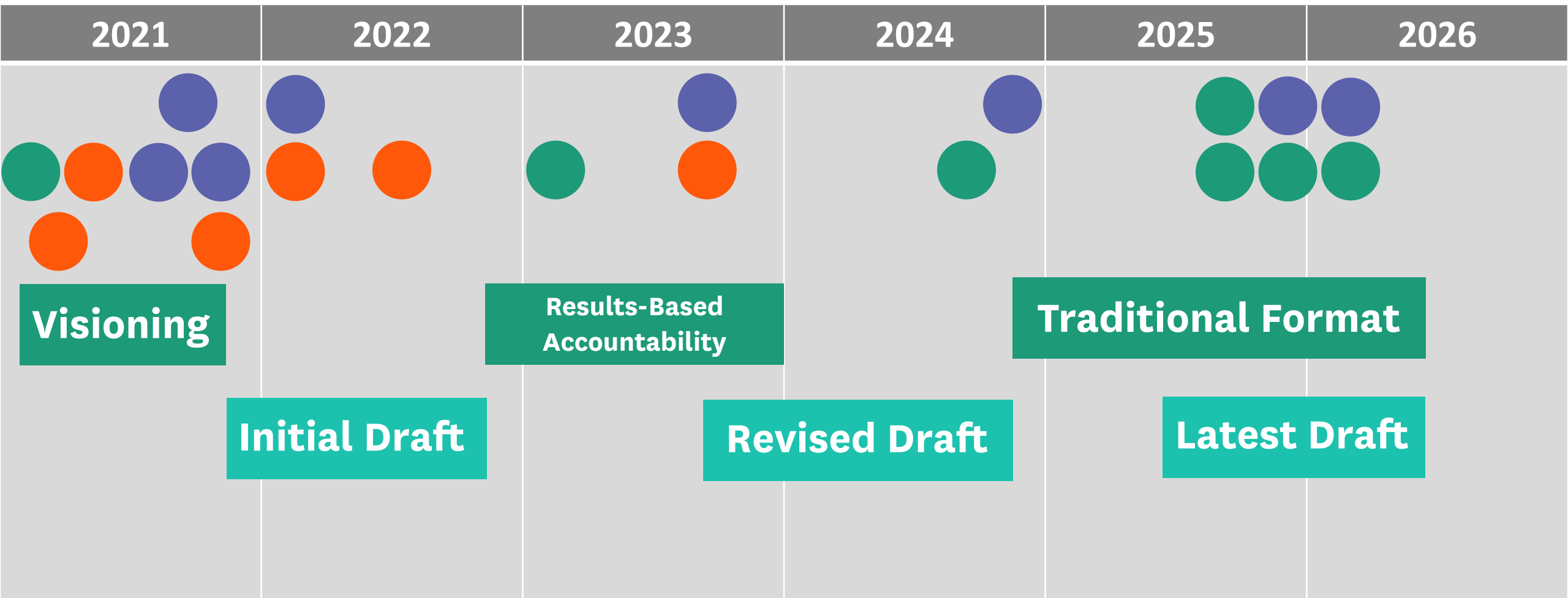
A handwritten signature in blue ink that reads "Forrest Eddleton".

Forrest Eddleton, AICP
Director of Sustainable Development

PO Box 490 • Station 33 • Gainesville, Florida 32627-0490
352-334-5023 • www.gainesvillefl.gov



ImagineGNV Timeline (2021-2026)



LEGEND:  **City Commission**

 **General Policy Committee**

 **City Plan Board**



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The Comprehensive Plan Update

Engagement and Outreach

Early Stages of ImagineGNV Engagement



Listening sessions

- 500+ participants

Community Cultivators Fellowship

- 400+ hours of outreach/engagement

Conversation-in-a-Box

- 50+ participants

1-1 Community group meetings

- 10 1-1 meetings or conversations

Draft Plan Chapters

- 500+ comments on plan drafts online + meetings

Konveio Interactive Website

- Plan and materials available online for public review and comment

Multi-platform targeted digital outreach

- Web, television, phone
- 150,000+ neighbors reached

Digital media

- 3 digital videos
- 2 podcasts Alachua County Library and Gainesville Black Professionals SYNERGY show

Public Meetings

- 20 meetings total
- City Commission, City Plan Board, and Historic Preservation Board

City of
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Engagement Efforts Since December 2025

Emails

- Sign-up list for updates
- **90+** interested
 - Major updates sent out in Dec, Jan, & April

Phone Calls

- General inquiries
 - Planning Division
 - (352) 334-5023

1:1's

- Planner of the Day
- Commissioners
- Neighbors & Community Groups

Flyer Distribution

- Trifolds - **960**
- Timelines - **400**

City Webpage

- Konveio - Interactive Tool
- Events & Meetings Chart
- Current Comp Plan
- How to Connect

Weekly Newsletter

- Partnered with Communications on GNV News to run multiple ImagineGNV updates

Public Meetings

- City Commission
- General Policy Committee
- City Plan Board
- Historic Preservation Board

Neighborhood & Community Meetings

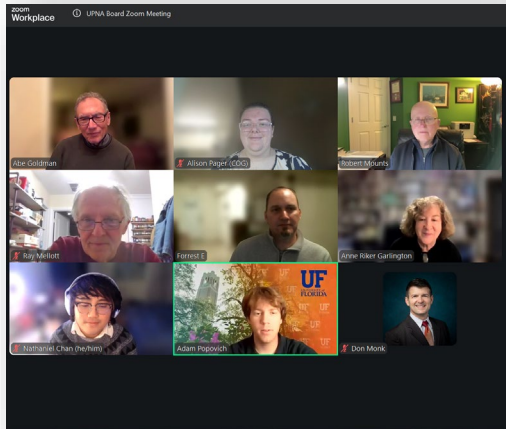
- GNV Voices Workshops
- Community F.I.R.S.T.
- Neighborhood Associations
- Community Groups

City of
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Meetings, Events, and More!

Intent: Actively engage with our neighbors and community groups on comprehensive planning and ImagineGNV



Gainesville



Handout Dispersal – Getting the Word Out!

Intent: Provide multiple ways to get information about ImagineGNV to the community through trifold and timeline dispersal – physical and digital

- **Totals:**

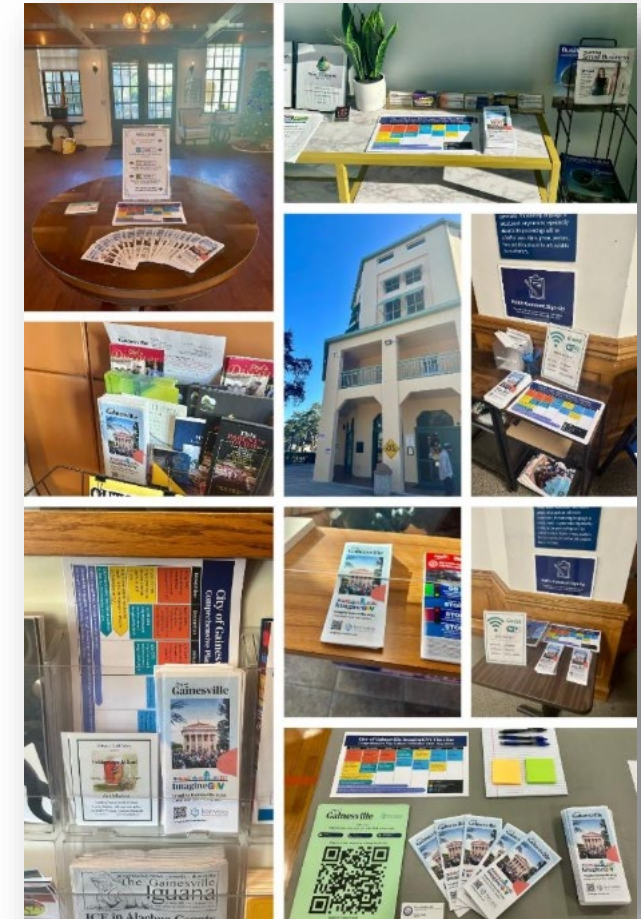
- Tri-Fold → 960

- Timeline → 400

- **Where?**

- Thomas Center A, Thomas Center B, Public Works, Library, GTEC

- Also shared at events, digitally by email and on City website



City of
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Public Meetings – Commission and Advisory Boards

These meetings provide opportunities for the public to learn about ImagineGNV, see latest updates, and voice feedback and concerns.

November 2025 to May 2026:

City Commission Meetings – 2

General Policy Committee – 3

City Plan Board Meetings – 3

Historic Preservation Board – 2

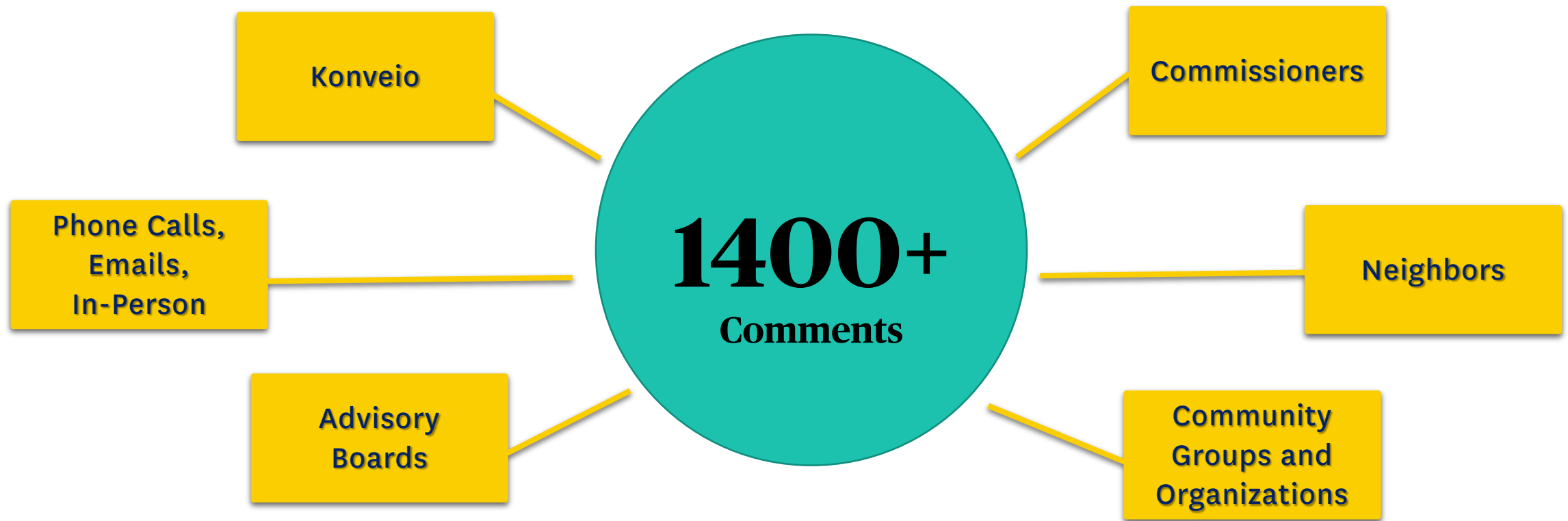
Affordable Housing Advisory Committee Meeting – 1



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How Are We Collecting and Distributing Comments?



City of
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Comment and Response Summary



ImagineGNV Comment/Response Summary					
#	Chapter	Source	Comment	Staff Response	
80	2. Our City Government	N/A	Konveio - Sage Cera I suspect this market speculation contributes to the dilapidated buildings and empty lots that are adjacent to some of the most desirable places in town. I'm thinking especially of the stretch of University Ave between west 8th st and downtown, but there are other examples (pg 15)	Thank you for the feedback. This section has been reevaluated and rewritten for better consistency and to better reflect the City's vision and the direction of the Comprehensive Plan.	
81	2. Our City Government	N/A	Konveio - Jamie Bell In Chapter one, the word "city" is exclusively lowercase. In this chapter "City" is capitalized throughout. Consider revising for consistency throughout the report.	Thank you for the feedback, formatting and consistency will be addressed.	
82	2. Our City Government	N/A	Konveio - Sage Cera This phrasing sounds a lot like "interdepartmental", perhaps use "intradepartmental", or "within departments"	The Chapter has now been split into two Elements, the Internal Coordination Element and the Intergovernmental Coordination Element. With this in mind, Goal 1 and its associated Objectives and Policies can remain within the newly-established Internal Coordination Element.	
83	2. Our City Government	N/A	Konveio - Jamie Bell There's an extra indent here and below, not consistent with Policy 2.1.1 formatting. Consider revising for consistency. (pg 26)	Thank you for the feedback, formatting and consistency will be addressed.	
84	2. Our City Government	N/A	Konveio - Jamie Bell Only City of Alachua? Not other cities that we are currently sprawling toward? (pg 26)	Policy 2.1.3 has been revised for clarification	
85	2. Our City Government	N/A	Bell (CPB) General - Divide the Chapter into two sections, titled "Intragovernmental Coordination" and "Intergovernmental Coordination"	This has been completed.	
86	2. Our City Government	N/A	Mermer (CPB) General - Consider revising the chapter title to "How We Govern"	Thank you for your comment. It has been determined that the chapter title will remain as is for now.	
87	2.1 Our City Government - Interdepartmental Coordination Element	N/A	Sutton (CPB) General - Internal policies are not necessary. Consider deletion.	Acknowledged, however, it has been determined that internal policies shall remain for now until the City Commission states otherwise.	

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Imagine

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The Comprehensive Plan Update

Crosswalks

ImagineGNV + Current Comp Plan Crosswalk

The Crosswalk compares the currently-adopted Comprehensive Plan against the November draft of ImagineGNV:

- ImagineGNV Policy Number + Text
- Existing Analog? (Y/N)
- ImagineGNV Policy Number ↔ Current Comp Plan Policy Number
- Current Comp Plan Text

Introductory summary describes major thematic changes per element

2025-910G

Our City Government Policy	Our City Government Policy Text (verbatim)	Existing Analog? (Y / Partial / N)	Existing Intergovernmental Coordination Element Policy	Intergovernmental Coordination Element's Policy Text (verbatim)
	other environmental resources throughout Alachua County.			protect groundwater and other environmental resources throughout Alachua County.
Policy 2.2.3	Collaborate with Alachua County to protect wetlands and significant habitat, and to conserve and acquire significant habitat in the Urban Reserve Area.	Y	Policy 1.5.1	The City shall collaborate with Alachua County to protect wetlands and significant habitat, and to conserve and acquire significant habitat in the Urban Reserve Area.
Policy 2.2.4	Collaborate with Alachua County regarding criteria for the location of hazardous materials collection/transfer treatment facilities. One criterion shall be consideration of potential groundwater contamination.	Y	Policy 1.5.2	The City shall collaborate with Alachua County regarding criteria for the location of hazardous materials collection/transfer treatment facilities. One criterion shall be consideration of potential groundwater contamination.
Policy 2.2.5	Cooperate with Alachua County and other waste material handlers in the establishment of periodic special waste collection programs for household hazardous waste such as tires, used oil, batteries, and asbestos.	Y	Policy 1.5.3	The City shall cooperate with Alachua County and other waste material handlers in the establishment of periodic special waste collection programs for difficult to dispose of waste such as tires, used oil, batteries, and asbestos.
Policy 2.2.6	Engage with Alachua County to identify areas of pollution to surface water and groundwater and to document present conditions and cleanup status. Assist in identifying the parties responsible for the polluted areas and require such	Y	Policy 1.5.4	The City shall cooperate with Alachua County to identify areas of pollution to surface water and groundwater and to document present conditions and cleanup status. The City shall assist in identifying the parties responsible for the polluted

NOTE: The contents of this crosswalk summary compares the November 2025 draft of ImagineGNV against the currently-adopted comprehensive plan, and will continue to be updated as the plan is finalized.

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Chapter 163 Crosswalk

The Chapter 163 crosswalk demonstrates how ImagineGNV satisfies the requirements of Chapter 163, Florida Statutes:

- Chapter (Element) where the requirement is addressed
- Statute Citation (e.g., 163.3177(6)(a))
- Requirement Text (verbatim)
- Staff Response – how ImagineGNV meets the requirement

2025-910H

ImagineGNV - Chapter 163 Compliance Summary

#	Chapter	Statute	Staff Response
50	How We Build - Future Land Use Element	Statute -> 163.3177(6)(a)4. Requirement -> 4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.	Provided in data and analysis report and addressed by FLUE Objective 1.1.
51	How We Build - Future Land Use Element	Statute -> 163.3177(6)(a)6. Requirement -> 6. The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection.	Historic map(s) provided in the future land use map series.
52	How We Build - Future Land Use Element	Statute -> 163.3177(6)(a)7. Requirement -> 7. The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.	Addressed by language in FLUE Objective 1.1. Public and private schools are listed as allowable uses in the Commercial category as well as the Office category.
53	How We Build - Future Land Use Element	Statute -> 163.3177(6)(a)8.b. Requirement -> b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.	Addressed by language in FLUE Objective 1.1. Language from existing Objective 3.2 was added.
54	How We Build - Future Land Use Element	Statute -> 163.3177(6)(a)9. Requirement -> 9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.	Addressed by language in FLUE Objective 1.1.

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The Comprehensive Plan Update

Chapter by Chapter Breakdown

Multi-Departmental Effort



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Summary of Major Changes since November 2025

**Improved
Formatting**

**Added/Removed
Elements**

**Streamlined
Narratives**

**Removed
Indicators**

**Completed
Chapter 163
Compliance**

**Revised Data
and Analysis**

**Added New
Ideas**

City of
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ImagineGNV Chapter	Corresponding Element	Required by Statute?
1. Our City Government	Interdepartmental Coordination Element	No
	Intergovernmental Coordination Element	Yes
2. Our Cultural Identity	Cultural Affairs Element	No
	Historic Preservation Element	No
3. Where We Live	Housing Element	Yes
4. How We Build	Future Land Use Element	Yes
	Capital Improvements Element	Yes
	Property Rights Element	Yes
5. How We Get Around	Transportation Mobility Element	Yes
6. Our Environment	Infrastructure Element	Yes
	Conservation and Resilience Element	Yes
7. Our Health and Wellbeing	Health and Wellbeing Element	No
	Recreation Element	Yes
8. How We Work	Economic Development Element	No





Our City Government

Interdepartmental Coordination Element

Our City Government

Interdepartmental Coordination Element

Intergovernmental Coordination Element

PLACEHOLDER
COVER

CITY OF GAINESVILLE

Designated the County Seat in
incorporated as a City



1.1. Internal Communication & Operational Coordination

1.2. Integrated Citywide Planning & Decision-Making

1.3. Civic Capacity & Government Literacy

1.4. Neighborhood Engagement





Our City Government

Intergovernmental Coordination Element

Our City Government

Interdepartmental Coordination Element

Intergovernmental Coordination Element

PLACEHOLDER
COVER

CITY OF GAINESVILLE

Designated the County Seat in
incorporated as a City



2.1. Level of Service Coordination

2.2. City-County Coordination & Annexation

2.3. Coordination with Independent & Regional Entities

2.4. Natural Resource Coordination

2.5. Intergovernmental Notice & Consultation





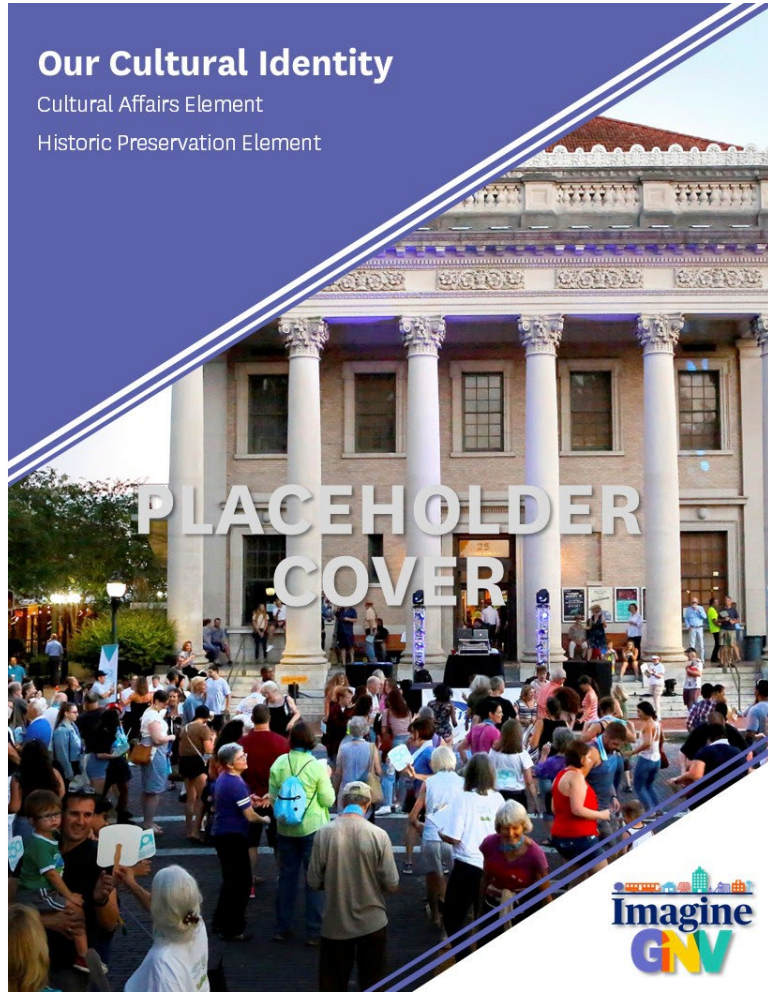
Our Cultural Identity

Cultural Affairs Element

Our Cultural Identity

Cultural Affairs Element

Historic Preservation Element



1.1. Arts & Cultural Programming & Services

1.2. Arts & Cultural Spaces

1.3. Public Art





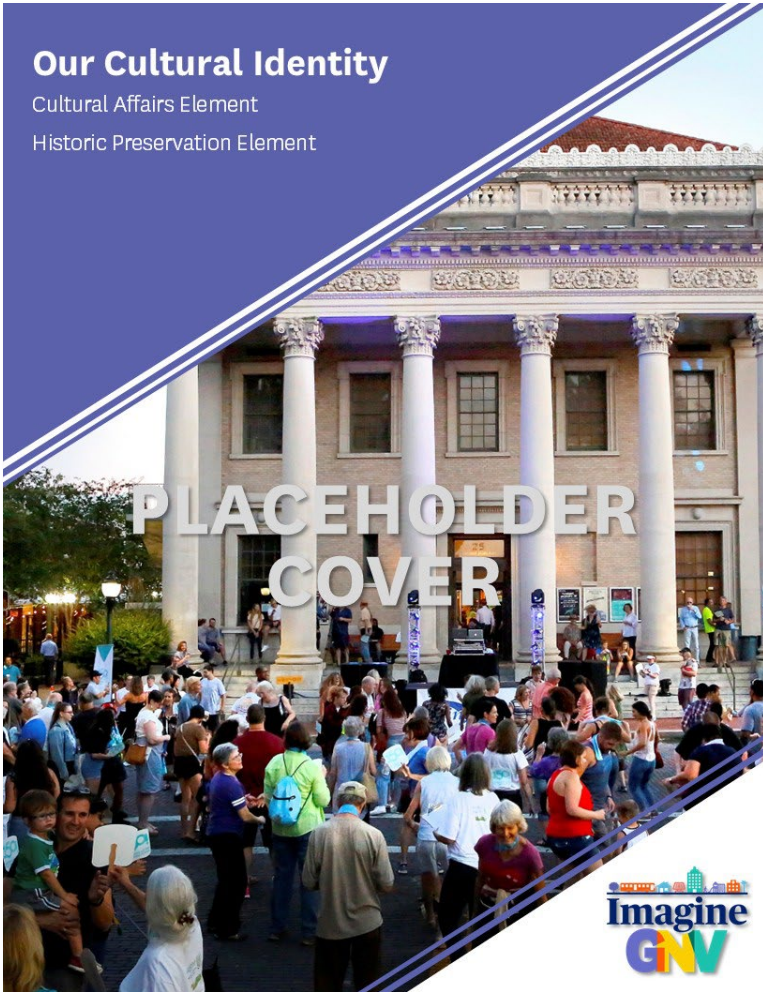
Our Cultural Identity

Historic Preservation Element

Our Cultural Identity

Cultural Affairs Element

Historic Preservation Element



- 1.1. Historical, Archaeological, & Cultural Resources Inventory
- 1.2. Expansion of Historic Resources
- 1.3. Accessibility to Historic Preservation
- 2.1. Encouraging Compatible Infill Development in Historic Districts
- 2.2. Adapting and Evolving the Historic Preservation Program



Where We Live

Housing Element

Where We Live

Housing Element



1.1. Adequate & Diverse Housing Supply

1.2. Complete Neighborhoods

1.3. Housing for Vulnerable Populations

2.1. Affordable Housing Production

2.2. Affordable Housing Preservation

2.3. Affordable Homeownership Opportunities

3.1. Displacement Mitigation

4.1. Preservation of the Existing Housing Stock

4.2. Reinvestment & Rehabilitation

5.1. Advancing Housing Fairness



How We Build

Future Land Use Element

How We Build

Future Land Use Element

Capital Improvements Element

Property Rights Element

**PLACEHOLDER
COVER**



1.1. Land Use Management

1.2. Urban Infill

1.3. Permitted Uses

1.4. Urban Design Standards

1.5. Special Area Plans

1.6. Special Area Enhancement Policies

2.1. Resilient & Complete Communities

3.1. A Safe Built Environment

3.2. A Safe Transportation System



How We Build

Capital Improvements Element

How We Build

Future Land Use Element

Capital Improvements Element

Property Rights Element

**PLACEHOLDER
COVER**



1.1. 5-Year Capital Improvement Schedule

1.2. General Government Capital Improvements

1.3. Gainesville Regional Utilities Capital Improvements

2.1. Level of Service Standards

2.2. Level of Service Standards for New Development

2.3. Level of Service Standards for Vested Developments



How We Build

Property Rights Element

How We Build

Future Land Use Element

Capital Improvements Element

Property Rights Element

PLACEHOLDER
COVER



1.1. Adopting Private Property Rights





How We Get Around

Transportation Mobility Element

How We Get Around

Transportation Mobility Element

PLACEHOLDER
COVER



I of II

1.1. Improving Public Transit

1.2. Transportation Level of Service Standards

1.3. Promote Multi-modal Transportation Choice

1.4. Transportation Accessibility for People with Disabilities

2.1. Complete Streets and Multimodal Infrastructure

2.2. Transportation's Intersection with Future Land Use

2.3. Coordination with Other Transportation Agencies

2.4. Greenway and Trail System



How We Get Around

Transportation Mobility Element

How We Get Around

Transportation Mobility Element

PLACEHOLDER
COVER



II of II

3.1. Implementation of Vision Zero Action Plan

3.2. Vision Zero Design in Infrastructure Projects

4.1. Gainesville Mobility Program

4.2. Site-Level Transportation Design Standards for New Development and Redevelopment



Our Environment

Infrastructure Element

Our Environment

Infrastructure Element

Conservation & Resilience Element

**PLACEHOLDER
COVER**



I of II

- 1.1. Conserving our Potable Water Supply
- 1.2. Protecting Aquifer Recharge Areas
- 1.3. Potable Water and Wastewater Levels of Service
- 2.1. Addressing Existing Stormwater Needs
- 2.2. Planning for Future Stormwater Needs
- 2.3. Stormwater Design Standards for New Development and Redevelopment
- 2.4. Maintenance of Existing Stormwater Facilities
- 2.5. Maintain Stormwater Level of Service Standards



Our Environment

Infrastructure Element

Our Environment

Infrastructure Element

Conservation & Resilience Element

PLACEHOLDER
COVER



II of II

3.1. Reducing Solid Waste by Advancing Zero Waste

3.2. Hazardous Waste Management

3.3. Education/Outreach for Zero Waste

3.4. Solid Waste Level of Service Standards





Our Environment

Conservation & Resilience Element

Our Environment

Infrastructure Element

Conservation & Resilience Element

**PLACEHOLDER
COVER**



- 1.1. Protecting Conservation Lands and Natural Resources
- 1.2. Land Acquisition to Protect Environmentally Sensitive Lands
- 1.3. Protecting Surface Water Quality
- 1.4. Wetlands
- 1.5. Urban Forestry & Tree Preservation
- 1.6. Soil Erosion
- 1.7. Wildlife & Species
- 2.1. Advancing the Resiliency Plan
- 2.2. Energy Efficiency and Conservation



Our Health and Wellbeing

Health & Wellness Element

Our Health & Wellbeing

Health & Wellness Element

Recreation Element

**PLACEHOLDER
COVER**



- 1.1. Increasing Access to Physical Health Resources
- 1.2. Developing City Services to improve Physical Health
- 1.3. Fostering Community Partnerships for Physical Health Initiatives
- 2.1. Improving Access to Mental Health Resources
- 2.2. Data Driven Program Promotion
- 2.3. Addressing Education of Community Health
- 3.1. Strengthening of Community Networks for Health
- 3.2. Utilizing Community Outreach and Engagement
- 3.3. Providing Community Support for Public Health



Our Health and Wellbeing

Recreation Element

Our Health & Wellbeing

Health & Wellness Element

Recreation Element

**PLACEHOLDER
COVER**



1.1. Inclusive & Welcoming Recreation System

1.2. Greenways & Multi-Use Trails Network

1.3. Recreation Level of Service



How We Work

Economic Development Element

How We Work

Economic Development Element

**PLACEHOLDER
COVER**



1.1. Workforce Pathways & Development

1.2. Fair Labor Practices

2.1. Aligning Land Use with Economic Development

2.2. Business & Economic Development Support

2.3. Coordinated Economic Development Administration

3.1. Small- & Minority-Business Assistance

3.2. Removal of Barriers to Small Businesses

3.3. City-Initiated Economic Development Promotion



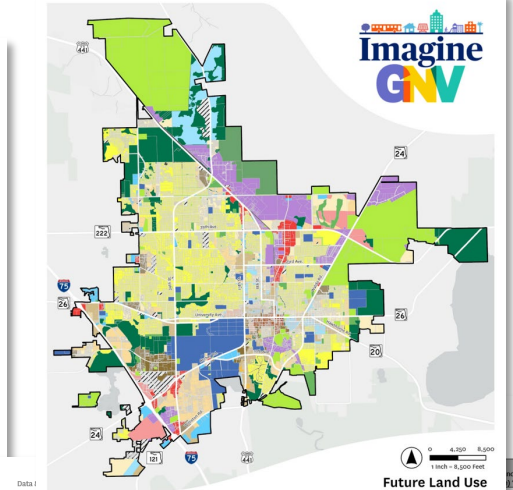
Imagine

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The Comprehensive Plan Update

Data & Analysis

Purpose



Chapter:
16. New City Build

Element:
Future Land Use Element

Florida Statute:
§163.3177(3)(a) (Required and optional elements of comprehensive plan, studies and survey)

Statutory Requirement:
... the future land use plan ... shall be based upon surveys, studies, and data regarding ... 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 documents to ImagineGNV, titled ImagineGNV 2020-2050 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 Acquire.**
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.

FLUM	Maximum Density (DUM/AC)	Density Adjustment Factor ¹	Estimated Dwelling Units
IF-1	0.2	0.75	1
IF-2	-	-	-
IF-3	-	-	-
IF-4	-	-	-
IF-5	-	-	-
IF-6	-	-	-
IF-7	30	0.75	825
IF-8	30	0.75	300
IF-9	30	0.75	1,050
IF-10	30	0.75	225
IF-11	30	0.75	225
IF-12	30	0.75	225
IF-13	30	0.75	225
IF-14	30	0.75	225
IF-15	30	0.75	225
IF-16	30	0.75	225
IF-17	30	0.75	225
IF-18	30	0.75	225
IF-19	30	0.75	225
IF-20	30	0.75	225
IF-21	30	0.75	225
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IF-82	30	0.75	225
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IF-91	30	0.75	225
IF-92	30	0.75	225
IF-93	30	0.75	225
IF-94	30	0.75	225
IF-95	30	0.75	225
IF-96	30	0.75	225
IF-97	30	0.75	225
IF-98	30	0.75	225
IF-99	30	0.75	225
IF-100	30	0.75	225

- Provides supporting evidence for GOPs
- Developed for each Element of ImagineGNV
- Required per §163.3177, Florida Statutes

City of
Gainesville



Format

Data & Analysis

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.

ImagineGNV 2050 | 2

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Data & Analysis

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.

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City of
Gainesville





Imagine

GNV

The Comprehensive Plan Update

What Are The Next Steps?

Next Steps and Staff Recommendation

Next Steps

- May 28, 2026 – City Plan Board Discussion Item
- Continue coordination with city departments
- Develop a timeline, including state EAR-related deadlines and potential adoption hearings

Staff Recommendation:

- Revise draft based on City Commission, City Plan Board, and community feedback
- Complete final review and receive recommendation from the City Plan Board
- Informally send a copy to Florida Commerce for feedback
- Hold on transmittal and adoption until October 2027 or the SB 180 restrictions are lifted by a glitch bill, whichever is earliest



Imagine GNV

General Policy Committee | May 14, 2026