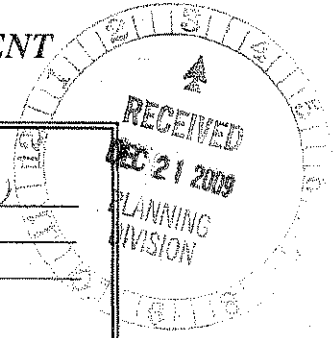


APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT
Planning & Development Services



OFFICE USE ONLY	
Petition No. <u>PC-09-176 TCH</u>	Fee: \$ <u>607.75</u> <i>JW</i>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 <input checked="" type="checkbox"/>	
Account No. 001-670-6710-1124 (Enterprise Zone) <input type="checkbox"/>	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) <input type="checkbox"/>	

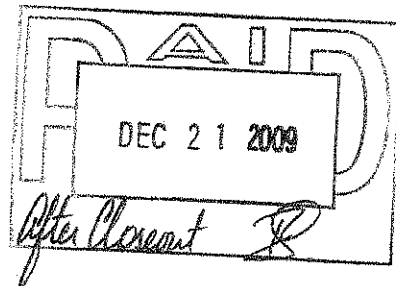
Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name:	Causseaux, Hewett, & Walpole, Inc.
Applicant/Agent Address:	6011 NW 1st Place
City:	Gainesville
State:	Florida
Zip:	32607
Applicant/Agent Phone:	(352) 331-1976
Applicant/Agent Fax:	(352) 331-2476

Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.

TEXT AMENDMENT		
Check applicable request below:		
Land Development Code <input checked="" type="checkbox"/>	Comprehensive Plan Text <input type="checkbox"/>	Other <input type="checkbox"/>
Section/Appendix No.:	Element & Goal, Objective or Policy No.:	Specify:
Section 30-332(c)		

Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):		
Use	Number of Vehicle Spaces	Number of Bicycle Spaces
Intermediate Care Facility	1 space per bed	5 percent of required number of vehicle parking

Certified Cashiers Receipt:



Causseaux, Hewett, & Walpole is seeking an amendment to the City of Gainesville's Land Development Code to update the parking standards related to nursing homes and associated medical uses, specifically Intermediate Care Facilities. Based on modernizing medical industry treatment plans, a broader range of medical services are now being offered at facilities that have traditionally been known as nursing homes. The broader range of services extends from 24-hour / 7 days a week skilled nursing for non-ambulatory patients and assisted living facilities for ambulatory patients to Intermediate Care Facilities, which are the industry. Examples of the types of non-ambulatory patient care are people undergoing cancer surgery and treatment or who have just had joint replacement surgery. These patients are seen by doctors, therapists, and other health care professionals who come and go throughout the day. These patients also have more frequent visitors who are concerned about how the patients are progressing with their treatments. Because of the daily ongoing needs of these patients, the parking requirements of these facilities exceed those of a traditional nursing home.

Currently, the City of Gainesville Land Development Code (LDC) allows Intermediate Care Facilities within multiple zoning districts either by right or by Special Use Permit (SUP). Not to be confused with Emergency Care Centers, Intermediate Care Facilities are designed for individuals with chronic medical conditions who are unable to live independently but do not need constant intensive care. Intermediate Care Facilities are based upon rehabilitation therapy, which enables individuals to return to a home setting or regain and retain as many functions of daily living as possible. Additionally, Intermediate Care Facilities provide professional skilled supportive care and nursing supervision under direct medical administration twenty-four hours a day, but not continuous nursing care, such as a nursing home provides.

A driving force behind the industry change is based on the economy of scale obtained when medical professionals can conveniently treat and efficiently serve a patient group in a campus-like setting. Singular point services offer minimal disruption to the patients' quality of life. In addition, bringing the highest level of professional care to a centralized treatment facility represents added efficiency to our transportation system by reducing the amount of patient travel to and from separate medical offices, treatment centers, and associated support services.

Since Intermediate Care Facilities provide care to persons that have greater independence and/or have visiting specialized health care providers, an increased parking demand is created. Although allowed in the City of Gainesville's LDC, no parking requirement has yet been established for the Intermediate Care Facilities use. And, when linked with traditional nursing homes, the parking requirements utilized for Intermediate Care Facilities has been enforced as one (1) space per three (3) beds. Unfortunately, this historical standard no longer supports the current industry practices. Therefore, many facilities cannot construct adequate parking for staff, residents/patients, and guests along with the attendant doctors and health care professionals providing medical services and treatment for patients. We are proposing a parking standard of one (1) space per bed.

The proposed text amendment is based on site observations and data collection from existing facilities within Gainesville and working with industry professionals who manage facilities statewide. The proposed parking requirement is conservatively between the requirement for a nursing home and Hospital, general. The proposed change is depicted below in underline form.

Proposed Change:

Sec. 30-332. Required number of parking spaces.

Use	Number of Vehicle Spaces	Number of Bicycle Spaces
(c) <i>Business uses:</i>		
<i>Professional Services</i>		
Hospitals, general	1.5 spaces per bed	5 percent of required number of vehicle parking
<u>Intermediate Care Facilities</u>	<u>1 space per bed</u>	<u>5 percent of required number of vehicle parking</u>
Hospitals, convalescent and nursing homes and personal care facilities	1 per 3 beds	5 percent of required number of vehicle parking

Introduction

Causseaux, Hewett, & Walpole is seeking an amendment to the City of Gainesville's Land Development Code to update the parking standards related to nursing homes and associated medical uses, specifically Intermediate Care Facilities. Based on modernizing medical industry treatment plans, a broader range of medical services are now being offered at facilities that have traditionally been known as nursing homes. The broader range of services extends from 24-hour / 7 days a week skilled nursing for non-ambulatory patients and assisted living facilities for ambulatory patients to Intermediate Care Facilities, which are the industry. Examples of the types of non-ambulatory patient care are people undergoing cancer surgery and treatment or who have just had joint replacement surgery. These patients are seen by doctors, therapists, and other health care professionals who visit throughout the day. These patients also have more frequent visitors who are concerned about how the patients are progressing with their treatments and therapies. Because of the daily ongoing needs of these patients, the parking requirements of these facilities exceed those of a traditional nursing home.

Currently, the City of Gainesville Land Development Code (LDC) allows Intermediate Care Facilities within multiple zoning districts either by right or by Special Use Permit (SUP). Not to be confused with Emergency Care Centers, Intermediate Care Facilities are designed for individuals with chronic medical conditions who are unable to live independently but do not need constant intensive care of a traditional hospital. Intermediate Care Facilities are based upon rehabilitation therapy, which enables individuals to return to a home setting or regain and retain as many functions of daily living as possible. Additionally, Intermediate Care Facilities provide professional skilled supportive care and nursing supervision under direct medical administration twenty-four hours a day, but not continuous nursing care, such as a nursing home provides.

Since Intermediate Care Facilities provide care to persons that have greater independence and/or need visiting specialized health care providers they have, an increased parking demand. Although allowed in the City of Gainesville's LDC, no parking requirement has yet been established for the Intermediate Care Facilities use. In addition, when linked with traditional nursing homes, the parking requirements utilized for Intermediate Care Facilities has been enforced as one (1) space per three (3) beds. Unfortunately, this historical standard no longer supports the current industry practices. Therefore, many facilities cannot construct adequate parking for staff, residents/patients, guests, visiting doctors and health care professionals, and vendors such as pharmacy, x-ray, laboratory, podiatry, or home care agencies providing medical services and treatment for patients. Finally, the areas rich educational environment affords educational staff/students hands on teaching/learning environment at the areas nursing/intermediate care facilities. All of these factors have proven such that a new parking standard is needed to provide sufficient parking at combined nursing/intermediate care facilities.

Proposed Change

Sec. 30-332. Required number of parking spaces.

Use	Number of Vehicle Spaces	Number of Bicycle Spaces
(c) <i>Business uses:</i>		
<i>Professional Services</i>		
Hospitals, general	1.5 spaces per bed	5 percent of required number of vehicle parking
Intermediate Care Facilities	1 space per bed	5 percent of required number of vehicle parking
Hospitals, convalescent and nursing homes and personal care facilities	1 per 3 beds	5 percent of required number of vehicle parking

As seen above, the proposed parking standard of one (1) space per bed will be limited to only to facilities providing intermediate care services. This is slightly more intensive than the existing parking standard for hospitals, convalescent and nursing homes and personal care facilities but less than the much more intensive general hospital use.