Data and Analysis

As would be expected, different funding mechanisms such as Medicare, Medicaid, Medigap, and/or private long-term care insurance carriers vary in terms of length of stay coverage. Additionally, many facilities also have a significant private pay patient base because of the convenient treatment locations afforded by neighborhood-located facilities. The inclusion of intermediate care services within skilled nursing facilities is becoming increasingly popular as the industry adjusts to changing healthcare legislation and federal health insurance policy changes.

In addition, free market pressure has been a driving force for industry change in regard to 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. Bringing the highest level of professional care to a centralized treatment facility adds efficiency to our transportation system by reducing the amount of patient travel to and from separate medical offices, treatment centers, and associated support services. The proposed text amendment is based on both 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.

Local Sample of Skilled Nursing / Intermediate Care Facilities

Gainesville Health Care Center

The Gainesville Health Care Center is located at 1311 S.W. 16th Street Gainesville, FL 32608. The facility is a *180-bed* nursing facility that offers short-term rehabilitation, long-term care, memory care, palliative care, and hospice care. The facility is approximately 63,315 square feet and has an estimated 159 employees.

North Florida Rehab & Specialty Care Center

North Florida Rehab & Specialty Care Center is located at 6700 N.W. 10th Place, Gainesville, FL 32605. The facility is a *120-bed* nursing facility offers short-term rehabilitation and long-term care. The facility is approximately 45,437 square feet and has an estimated 150 employees.

Palm Garden of Gainesville

Palm Garden of Gainesville is located at 227 S.W. 62nd Boulevard Gainesville, FL 32607. The facility is a *120-bed* nursing facility offering sub-acute and long-term care including physical, occupational and speech pathology, stroke recovery, surgical recovery, cardiac recovery, IV therapy, and wound care management. The facility is approximately 47,774 square feet and has an estimated 180 employees.

Park Meadows Health and Rehabilitation Center

Park Meadows Health and Rehabilitation Center is located at 3250 S.W. 41st Place Gainesville, FL 32608. The facility is a *154-bed* nursing facility that offers short-term rehabilitation and long-term care. The facility is approximately 43,505 square feet and has an estimated 280 employees.

Parklands Rehabilitation and Nursing Center

Parklands Rehabilitation and Nursing Center is located at 1000 S.W. 16th Avenue Gainesville, FL 32601. The facility is a *120-bed* nursing facility that offers and sub-acute medical facility that offers short-term rehabilitation and long-term care. The facility is approximately 28,648 square feet.

2

Signature HealthCARE of Gainesville

Signature HealthCARE of Gainesville is located at 4000 SW 20th Avenue Gainesville FL 32607. The facility is a *120-bed* nursing facility that offers physical, occupational, and speech therapies, and short-term and long-term skilled nursing care services. The facility is approximately 38,222 square feet and has an estimated 140 employees

Woodlands Care Center

Woodlands Care Center is located at 7207 SW 24th Avenue Gainesville Fl 32607. The facility is a *120-bed* nursing facility that offers short-term rehabilitation and long-term care. The facility is approximately 50,516 square feet and has an estimated 159 employees.

Summary and Analysis

Criteria	Units
Sample Size	7
Number within City of Gainesville	6
Number within unincorporated Alachua County	1
Average Size (square feet)	45,345
Average Size (beds)	134
Average # of Employees	178
Average # of Employees per bed	1.33
Average # of Employees per shift	60
Average Parking Requirement (Sec: 30-332)	44
Average Parking Gap for Employees	-16
Percentage of Employees **not** provided parking	36%
Parking Available for Visitor and Specialists	0

The existing parking regulations for a nursing home facility do not appear to meet the required parking need for employees. If 20% of the employees were to take arrive by an alternative transportation mode (i.e. Bus, carpooling, bicycle, or walking), a facility would still be 16% deficient on parking. Taking into account that intermediate care patients receive an increase number of visitors and traveling doctors/specialists, an increased parking standard is needed for those in intermediate care facilities.

Sample of Parking Standards

Municipality	Parking Standard	Required Spaces [1]
Gainesville	0.33 per bed	45
Ft. Myers	0.33 per bed	45
Tampa	0.35 per bed	47
Alachua County	0.5 per bed	67
Winter Garden	0.5 per bed	67
Ocala	0.33 per bed plus 1 per 2 employees	75
St. Augustine	1 per 6 beds plus 1 per employee	83
Winter Park	0.2 per bed plus one parking space for staff/visiting Doctor	87
Jacksonville	0.25 per bed plus 1 per employee	94
Lauderdale by the Sea	1 per bed plus 1 per 2 employees on maximum shift	164
	Average parking required	78

1) *Calculations utilized the data presented in Summary and Analysis for average number of employees and beds.*

Conclusions

Skilled nursing facilities are increasingly dedicating beds to intermediate care use. Intermediate care facilities provide care to persons that have greater independence and have visiting health care providers such as specialty doctors and/or therapists. In addition, the Gainesville/Alachua County areas' educational environment affords medical professors/teaching staff/residents/interns a hands-on teaching and/or learning environment at the areas' skilled nursing/intermediate care facilities. All of these factors demonstrate that a new parking standard is needed to provide sufficient parking at combined nursing/intermediate care facilities.

A sample of local skilled nursing / intermediate care facilities demonstrates that an average 178 persons are employed to operate a Skilled Nursing / Intermediate Care facility on a 24-hour basis or 60 employees per shift (3 shifts). Therefore, the historical rate of 0.33 parking spaces per bed (nursing home only) is less than that required for employees parking alone.

Additional parking is needed for visiting doctors/specialists, patient's visitors, students, educators, or vendors (pharmacy, x-ray, laboratory, podiatry, and/or home care agencies) is not currently being provided. Given that intermediate care has higher parking demands for specialized treatments and visitors, facilities providing a mixture of skilled nursing and intermediate care are clearly lacking an appropriate parking standard. Therefore, sufficient data and analysis is provided in this report demonstrates that a need currently exists for the proposed text amendment allowing one (1) space per intermediate care facility bed.

g:\jobs\2009\09-0189\city-county\text amendment\idc amendment justification 011110.docx