

Petition PB-09-176 TCH

***Land Development Code
Text Amendment***

***City of Gainesville
Commission***

July 15th, 2010



Causseaux, Hewett, & Walpole, Inc.

Engineering • Surveying • Planning

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Existing Code

LDC 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
	Hospitals, convalescent and <u>nursing homes</u> and personal care facilities	1 per 3 beds	5 percent of required number of vehicle parking

Currently, an intermediate care parking standard has not yet been established.

Background

Nursing Homes –

a private residential institution, equipped to care for persons unable to look after themselves, such as the aged, infirmed, or chronically ill. (Long-term Care)

Intermediate Care Facility –

***A healthcare facility for individuals who are disabled, elderly, or non-acutely ill, usually providing less intensive care than that offered in a hospital.
(Short-term Care)***

The medical industry is evolving, whereby many skilled nursing facilities are dedicating portions of their facilities to intermediate care to better serve all their patients.

Background

Nursing Home / Intermediate Care Facility –

Kala Fuhrmann, RN, Palm Garden, Nursing Home Administrator

- ***Palm Garden started as Nursing Home***
- ***Facility expanded services in the 1990s***
- ***Intermediate care facilities provide increased specialized treatment and therapies***
- ***Agency for Health Care Administration (AHCA) regulations mandates create added staff requirements***

More parking is needed to safely and efficiently accommodate patient care.

Background

Intermediate care have on average:

- ***Increased number of visitors, both in terms of patients and visitors at the facility;***
- ***Expanded specialty health-care services by visiting Doctors, Therapists, Technicians, etc.; and***
- ***Diversified vendors who ease patient transition into independent living (i.e. pharmacy, laboratory, home-care agencies, etc.)***

Background

Local Nursing Home / Intermediate Care Center Data

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

Background

Nursing Home / Intermediate Care Facility –

Sheila Townsend, LPN, Wound Care Nurse Specialist

- ***My position was created to respond to Agency for Health Care Administration (AHCA) regulations***
- ***On-call nurses are needed in intermediate care facilities and immediate, safe parking is essential***
- ***Shift overlap presents difficult parking logistics***

Better patient care can be facilitated by a simple amendment to the Land Development Code.

Background

Data and Analysis of Municipal Parking Requirements

<i>Municipality</i>	<i>Parking Standard</i>	<i>Required Spaces</i>
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 Dr.	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
<i>Average parking required</i>		78

Background

Nursing Home / Intermediate Care Facility –

Kala Fuhrmann, RN, Palm Garden, Nursing Home Administrator

Expanded parking allows us to provide better service:

- Patients (both long-term and short-term);***
- Ancillary Staff (Dietary, Housekeeping, Maintenance);***
- Doctors, Nurses, Therapists;***
- Family, Visitors, and Clergy;***
- Interns and Volunteers;***
- Pharmacy, Lab, X-Ray; and***
- Vendors, Deliveries, and Couriers.***

Proposed Change (Revised)

LDC 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>	1 space per bed 1 space per 1.5 beds	<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



Given staff's concerns, we are requesting 1 space per 1.5 beds.

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