



Legislation Text

File #: 090883., Version: 3

PARKING STANDARDS FOR INTERMEDIATE CARE FACILITIES (B)

Ordinance No. 0-10-11; Petition PB-09-176-TCH.

An ordinance of the City of Gainesville, Florida, amending Section 30-332(c) of the Land Development Code, related to the parking requirements for hospitals, convalescent and nursing homes and personal care facilities; by creating a separate parking standard for Intermediate Care Facilities (IN-8052); providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

The petition and ordinance amend Section 30-332(c) of the City's Land Development Code, to add a parking space standard for Intermediate Care Facilities. These are health care facilities that provide care to individuals who are disabled, elderly or ill, providing less intensive care than that given at a hospital or skilled nursing facility. Because the patients have more independence and are seen by various medical specialists and visitors, there is more need for parking than traditional nursing homes. The proposed ordinance lists Intermediate Care Facilities as a separate use, with a vehicle parking standard of 1 space per 1.5 beds and a bicycle space standard equaling 5 percent of required number of vehicle parking spaces.

This amendment doubles the current standard of one parking space per 3 beds. By way of example, under the current standard, a 120 bed Intermediate Care Facility would be required to have 40 vehicle spaces. Under the proposed text amendment, a 120 bed Intermediate Care Facility would be required to have 80 parking spaces. A 120 bed facility that houses both a skilled nursing home with 60 beds and an intermediate care facility with 60 beds would be required to have 60 parking spaces (20 for the skilled nursing home use and 40 for the intermediate care facility use.)

Notwithstanding the foregoing, Section 30-332(a)(2) of the Code will continue to allow the minimum number of spaces to be increased by 10 additional spaces or 10% of the required spaces, whichever is greater; and Section 30-332(g) of the Code will continue to allow the minimum number of spaces to be reduced.

After public notice was published in the Gainesville Sun on January 14, 2010, the City Plan Board held a public hearing on February 1, 2010. The City Plan Board heard the petition, and, by a vote of 4-0, recommended approval with a revised parking standard of 1 space per 1.5 beds; representing a compromise between the 1 space per bed requested by the petitioner and the 1 space per 2 beds recommended by the City Staff.

CITY ATTORNEY MEMORANDUM

Should this ordinance pass on first reading, second and final reading will be held on Thursday, August 5, 2010.