

VA Gainesville – Grounds for Waiver

The proposed project is a Department of Veterans Affairs Mental Health Clinic and Outpatient Clinic campus. As such, it must meet specific federal requirements, including 800 total parking spaces, 10% (80) of which must be ADA accessible. As shown on the Master Site Plan drawing provided and as explained below, the developable site is fully maximized and is constrained on all sides; therefore, the request is made with this submittal to allow ADA-accessible parking spaces to meet ADA Standards for Accessible Design pursuant to Advisory 502.2 “Vehicle Spaces” of the 7th Edition of the 2020 Florida Building Code.

As shown on the Master Site Plan drawing provided, the project site is bounded by private property on the north, private property and environmentally-protected wetlands on the east, a County-protected scenic route and tree canopy area on the south, and a County road on the west. The available site has been maximized to meet project-specific Federal requirements as well as local zoning requirements, making use of multiple retaining walls to mitigate site grading and meet jurisdictional stormwater detention and water quality requirements, while also preserving as many existing trees around the perimeter of the development as possible. As requested by nearby residents in a neighborhood workshop meeting on January 27, 2020, as many existing trees as possible have been preserved along the scenic route on the south side of the property to provide a natural buffer between the project and the scenic route.

As reflected on the drawing provided, 20% (16) of the provided ADA-accessible parking spaces will meet the requirements of section 502.2 “Vehicle Spaces”. However, due to the constraints on the developable area as explained above, the request is made with this submittal to allow the remaining ADA-accessible parking spaces to meet the requirements of the Department of Justice’s ADA Standards for Accessible Design.