

Waiver# 53-R0
AOPi Sorority – University of Florida
Grounds for Waiver – Additional Comments

The AOPi Sorority project is an existing 2 story structure built in 1953 that does not currently have an elevator. We are proposing to add a new Chapter Room, Accessible Sleeping Rooms, and an Accessible Bathroom as well as renovate multiple areas within the existing Main Level. All the horizontal access in the new and renovated areas on the Main Level will meet the requirements of the Florida Accessibility Code. All the public and primary function spaces for the Sorority are located on the Main Level and will be accessible. Accessible Outdoor Spaces will be created adjacent to the Main Level as well. We are adding 4 Sleeping Rooms to the Second Level and recreating the Sundeck similar to its current configuration.

Below are points that summarize the hardship caused by the additional space on our site required to add an elevator. This site is very tight and the only area for expansion is in the northeast corner of the property. Please see the attached Site Plan/Survey. The AOPi Chapter has gone to great lengths to provide in the new design of the Main Level, a duplication of functions found on the Second Level including Accessible Sleeping Rooms and an Accessible Bathroom and Shower Area.

- Due to the very tight site, the space required for the addition of the elevator, machine room and electric room pushes the new Sleeping Room addition on the Main Level further east into the existing parking lot at the northeast corner of the property. This would result in the loss of 1-2 parking spaces out of a total of 12. Parking is a premium at the University of Florida and not providing adequate parking or maintaining the current count is a hardship to the AOPi Chapter and its Chapter Members. The University of Florida Parking and Transportation Committee review guidelines recommend New or Renovation/Addition projects maintain at a minimum, the existing parking counts.
- We are planning to save the 41" Heritage Live Oak tree located on the east side of the property within the planned Outdoor Courtyard. The additional space required for the addition of the elevator, machine room and electric room pushes the new addition much closer to the 41" Live Oak. Please see the attached Site Plan/Survey for approximate location. This encroachment will compromise the root structure and health of the tree and the tree will likely be deemed as lost by the local jurisdiction and Arborists.
- Our design goal is to have a solution that saves the 41" Live Oak, maintains the current parking counts and addresses accessibility by providing the additional Accessible Sleeping Rooms and an Accessible Bathroom and Shower area on the Main Level.

Below are points that summarize the substantial financial costs that will be incurred by the Owner if the waiver is denied.

- The AOPi Chapter is a Not for Profit organization and in order to be competitive in recruiting new members, the AOPi Chapter needs to be competitive in the dues and fee structure. They strive to reduce the amount of student loan dept the chapter members will incur as well. The addition of the elevator would cause a financial hardship on the AOPi Chapter and its members.
- In addition to the cost of the elevator, the AOPi Chapter is already incurring the cost of adding the new Accessible Sleeping Rooms and an Accessible Bathroom and Shower area on the Main Level.

- An additional substantial financial costs that will be incurred by the Owner if the waiver is denied is the cost of the tree removal and the associated tree recompense fees.

Please feel free to contact me if you have any questions.

Thank you for your consideration.

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