

RESOLUTION NO. 98-15

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, AS AUTHORIZED IN ORDINANCE 90-24, GRANTING FLOOR ELEVATION VARIANCE OF .2 FEET FOR A ROOM ADDITION AT 620 21ST STREET

WHEREAS, Ordinance 90-24, Section D, grants variance power to the Board of County Commissioners to allow construction below Flood levels under specified circumstances; and

WHEREAS, owner Melvin C. Longo holds title to a home at the west end of 21st Street, Vilano Beach, originally constructed in 1971, to floor elevation of 7.80, before FEMA Flood maps or county building regulations existed; and,

WHEREAS, a minimum floor elevation of 8.0' was established for the owners site in the initial July 6, 1973 FEMA Flood Insurance Rate Map and continues in the July 15, 1972 144 Revised Map; and

WHEREAS, the owner needs to increase the square footage to accommodate their family needs; and

WHEREAS,if the existing floor elevation is not maintained, there will be a trip hazard created at the connecting doorway; and

WHEREAS, "determination that failure to grant the variance would result in exceptional hardship" in the danger of accidental injury to occupant or guests; and

WHEREAS, meeting the existing floor elevation does "show good and sufficient cause" for safety and health reasons; and,

WHEREAS, not meeting the required base flood elevation "will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the Public, or conflict with existing laws or ordinances;" and

WHEREAS,a variance in floor elevation of .2 feet to allow the new addition to match original constructed elevations encompasses all requirements established by ordinance 90-24, Section D to grant a variance; and

NOW THEREFORE, BE IT RESOLVED, by the St. Johns County Board of County Commissioners, in their meeting assembled on the date set below, that the Board on the findings hereby move to grant the requested variance and thereby does authorize construction

of the addition at 620 21st Street at floor elevation 7.80 feet to match the original 1971 floor elevation; this is limited to the addition for Building Permit 173476 thereby created and owner will not hold St Johns County liable for any damages due to flooding as a result of this resolution approval.

DONE, ORDERED & ADOPTED this 20th day of January, 1998.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: Moses A. Floyd
Chair - Moses A. Floyd

ATTEST: CHERYL STRICKLAND, CLERK

BY: Patricia DeGrande
Deputy Clerk