

**REVIEW OF BOARD OF ADJUSTMENT APPLICATIONS
OCTOBER 2020**

Consideration of a request for a sheet pile retaining wall that will include dredge fill in the Critical Habitat Zone Located at Lot 4, Holiday Beach, Unit 1, 3 Mardi Gras Way, Alligator Point, Franklin County, Florida. Request submitted by Brent Burke, applicant. (Previously approved on 4/17/2018)

This project is at the end of one of the man-made canals at Alligator Point and was previously approved by Franklin County in 2018. The project includes dredging to provide access to a dock. The dredged spoil will be contained on the site. A new wetland area will be created at a 2:1 ratio to mitigate the wetlands that will be dredged.

I find that special condition and circumstances exist which are peculiar to the land, involved and which are not applicable to other lands in the same zoning district, and

the special conditions and circumstances are not the result of an action by the applicant, and

that granting the variance requested will not confer on the applicant any special privilege that is denied by the Franklin County Zoning Ordinance to other lands in the same zoning district, and

that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant, and

that the variance granted is the minimum variance that will make possible the reasonable use of the land, and

that the grant of the variance will be in harmony with the general intent and purpose of this ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

I recommend approving this variance request.



Mark C. Curenton
County Planner
October 12, 2020