



COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING SERVICES | CODE ENFORCEMENT | GIS MAPPING | HOUSING | PLANNING

Mapping the Past • Building the Present • Planning for the Future

Phone (850) 482-9637
Fax (850) 482-9846
www.jacksoncountyfl.net

4979 Healthy Way
Suite B
Marianna, Florida

MEMORANDUM

DATE: April 22, 2024
TO: File
FROM: Kim Cole Sweazy, Planner
RE: Request for Variance from County Code, Sec. 42-455(7)

On April 19, 2024, staff received a request from Heather Cloud for approval of a variance from the Jackson County Code of Ordinances Section 42-455(7), in order to allow a manufactured home to be placed on her property on Lot 63, Blk AE, Unit 2 in Compass Lake in the Hills Subdivision, which does not allow mobile homes. The parcel associated with the request is Jackson County Parcel ID# 02-2N-11-0083-10AE-0630 (664 Fairview Rd). The applicant has stated the reason for the variance request is due to the rising costs of housing. *(See attached request letter)*

JACKSON COUNTY CODE OF ORDINANCES SEC. 42-455(7)

No mobile home or house trailer shall be maintained or placed on any parcel within the unit, except on lots in that part of unit six west of U.S. 231. A modular home may be placed on any lot in the unit.

STAFF ANALYSIS: Intent of the Code is to provide a development standard for housing for those lots *east* of Hwy 231 in the Compass Lake in the Hills Subdivision. Lots within Unit 6 *west* of Hwy 231 do allow placement of mobile homes. The applicant's lot is within Unit 2, east of Hwy 231.

The applicant has submitted a Variance Application without the required findings that must be met in order for the County to grant a variance, based on Jackson County Code of Ordinances Sec. 42-4 and Sec. 42-458.

NOTIFICATION: Any authorization granting a variance must be subject to the applicant meeting all other County Code requirements, including, but not limited to, residential land development and Compass Lake in the Hills regulations from Community Development, as well as permits and inspections from County Building Services. If approved, Heather Cloud will be allowed to place a permanent manufactured home on her lot.

RECOMMENDATION: It is staff's recommendation to **NOT** grant the variance based on the following:

Staff found that granting the request is not considered to be consistent with the intent and purpose of the Compass Lake in the Hills regulations. Granting the variance would set a precedence for allowing multiple owners within the Compass Lake in the Hills subdivision to make similar requests and that the housing requirements on lots east of Hwy 231 would be modified substantially.