

ORDINANCE NO. 3316.1

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF MIXED USE FOR A PARCEL OF LAND LOCATED AT 803 OAK AVENUE, (PARCEL ID: 19998-010-000), PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY, FLORIDA;

WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires the City of Panama City to prepare and adopt and enforce a comprehensive plan; and

WHEREAS, the Panama City Planning Board held a Public Hearing to consider Proposed Comprehensive Plan Amendment CPC-PLN-2026-1715 on September 14, 2026, and recommended the Amendment be denied by a vote of 4-0 by the Panama City Commission, and

WHEREAS, the City Commission of the City of Panama City held a first public hearing on October 13, 2026, and a second and final public hearing on October 27, 2026, to adopt Comprehensive Plan Amendment CPC-PLN-2026-1715, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Panama City, Florida, finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan Amendment CPC-PLN-2026-1715, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Panama City, as follows:

Section 1: Purpose and Intent.

The land use designation of the identified parcel shall be and hereby is changed from a Land Use designation of Residential to Mixed Use as described in Small Scale Amendment CPC-PLN-2026-1715, with said property having the following legal description:

Lots 11 and 12, Block 43, Gulf Coast Development Company's Second Addition to Panama City, according to the Plat thereof, as recorded in Plat Book 4, Page 9, of the Public Records of Bay County, Florida.

Address: 803 Oak Avenue
For Map of Property see "Exhibit A"

Parcel ID #: 19998-010-000

Section 2: Comprehensive Plan Amendment.

The City of Panama City Comprehensive Plan is hereby amended as set forth in and incorporated herein by reference and consists of a Future Land Use Map Amendment.

Section 3: Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void,

unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance and the City of Panama City Comprehensive Plan shall remain in full force and effect.

Section 4. Copy on File.

An official, true and correct copy of all elements of the Panama City Comprehensive Plan as adopted and amended from time to time shall be maintained by the City Manager or his designee.

Section 5: Effective Date of Amendment.

This amendment shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments shall not become effective until the state land planning agency (DEO) or the Administration Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. (§163.3187, F.S.)

PASSED, APPROVED, AND ADOPTED at the regular meeting of the Mayor and City Commission of the City of Panama City, Florida this 27th of October 2026.

See Attached Signature Page

CITY OF PANAMA CITY, FLORIDA
A Municipal Corporation,

Allan Branch, Mayor

ATTEST:

Leslie A. Glaze, City Clerk-Treasurer

APPROVED AS TO FORM AND CORRECTNESS:

Nevin J. Zimmerman, City Attorney



Exhibit A
Future Land Use Map
City of Panama City

1 INCH = 167 FEET





MEMORANDUM

TO: Mayor and Commissioners

THROUGH: Jonathan H. Hayes, City Manager
Brandy Waldron, Assistant City Manager

FROM: Michael Fuller, Director of Development Services
Jiwan Haley, Planning and Zoning Manager

COPY: Nevin Zimmerman, City Attorney
Leslie Glaze, City Clerk-Treasurer

DATE: October 19, 2026

SUBJECT: Rezoning Alternatives for 803 Oak Avenue

The owner of the property at 803 Oak Avenue has petitioned the City to rezone the property from Residential-1 (R-1) to Mixed Use-2 (MU-2). City staff and the Planning Board have recommended denial of this request. During the first reading of the ordinance held on October 13, 2026, the City Commission directed staff to come back with alternatives to the rezoning as currently proposed. In particular, staff was asked to examine the now-obsolete Mixed Use-1 (MU-1) zoning district to determine if its application to 803 Oak Avenue is a viable option.

MU-1 was removed from the Unified Land Development Code via Ordinance 2675 on March 12, 2019.¹ Deletion of this zoning district was part of a series of updates made to the code in 2019. From our research, it appears that this deletion was proposed because MU-1 is very similar to R-1 in terms of density and allowable uses.² In fact, the term “mixed-use” is somewhat misleading because the zoning district primarily allows single-family detached uses. Staff recommendation is that the City Commission not bring back the MU-1 zoning district. Please note that applying the MU-1 zoning to 803 Oak Avenue would not bring the property – currently used as a multi-family building – into compliance with city code.

¹ Ordinance No. 2675 can be downloaded at
https://library.municode.com/fl/panama_city/ordinances/code_of_ordinances?nodeId=973683.

² The standards of the R-1 Zoning District can be found at
https://library.municode.com/fl/panama_city/codes/code_of_ordinances?nodeId=SPBUNLADECO_CH104ZODI_ARTIIZODIALUSDEST_S104-26REZODI.

Another alternative is to rezone 803 Oak Avenue from R-1 to Downtown District (DTD). DTD is the predominating zoning district on the south side of 8th Street. This would not constitute “spot zoning” and DTD would allow for use of the property as a multi-family building. The potential drawback is development density and intensity allowed by DTD.³ Although not likely on this parcels, DTD could potentially allow 30 units per acres and a building height of 120 feet.

^{3 3} The standards of the DTD Zoning District can be found at https://library.municode.com/fl/panama_city/codes/code_of_ordinances?nodeId=SPBUNLADECO_CH104ZODI_ARTIIIZODIALUSDEST_S104-33DODIDTZODI.



Development Services Department Staff Report

Staff findings of consistency with the pertinent Florida Statutes, the Community Planning and Land Development Regulations (hereafter referred to as the LDRs) and the Comprehensive Plan (hereafter referred to as the Comp Plan) along with the staff recommendations are as follows:

803 OAK AVENUE (PARCEL ID #: 19998-010-000) SMALL SCALE LAND USE AMENDMENT & REZONING REQUEST CPC-PLN-2026-1715

Staff Report Date	September 4, 2026
Planning Board Meeting Date	Public Hearing: September 14, 2026
City Commission Meeting Date(s)	First Public Hearing: October 13, 2026 Second and Final Public Hearing: October 27, 2026
Meeting Type	Public Hearing
Staff Information	Jiwuan Haley, AICP, Planning & Zoning Division Manager, Development Services Department
Action Necessary	Yes
Staff Recommendation	DENY
Attachment (s) Included	Adopted Map Series and Survey, Approved Single-Family Development Order, Property Condition Report

Application, Location, Site and Land Use Summary:

Case Number	CPC-PLN-2026-1715
Application Type	Small Scale Land Use Amendment & Rezoning
Owner	ARN Investment Properties, LLC
Applicant	ARN Investment Properties, LLC (Arthur Ramirez)
Request	The applicant has requested a small-scale land use amendment and rezoning from Residential-1 (R-1) to Mixed Use-2 (MU-2).
Location / Address and Parcel ID Number (s)	803 Oak Avenue (PARCEL ID #: 19998-010-000)
City Commission Ward Impacted	1
Community Redevelopment Agency Area	The subject property is located within the boundaries of the Downtown North CRA District.
Property Size (acres approx.) (Source: Bay County Property Appraiser)	0.367
Existing Land Use Classification (Source: Bay County GIS)	SINGLE FAMILY (0100)
Existing Future Land Use	Residential (RES)

Existing Zoning District (s)	Residential-1 (R-1)
Proposed Future Land Use	Mixed Use (MU)
Proposed Zoning District	Mixed Use-2 (MU-2)

Flood and Coastal Summary:

Wetlands	The subject property is not located in a Wetlands area.
Flood Zone	X
Coastal Hazard Area	The subject property is not located in a Coastal Hazard Area.

Department and Agency Comments:

Development Services Department	
<i>Floodplain Manager:</i>	No comments.
Public Works	
<i>Underground Utilities Division:</i>	No comments.
<i>Engineering Division:</i>	No comments.
Other Considerations	
None.	

Comprehensive Plan Goals, Objectives and Policies:

Future Land Use Element

Goal 1A: Establish a defined pattern of land use intended to guide the provision of public facilities and provide predictability in managing development.

Objective 1.1: Maintain a Future Land Use Map which coordinates future land uses with appropriate topography, soil conditions, conservation of natural resources, availability of facilities and services, and compatibility of adjacent land uses. Policy 1.1.1: The City shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses. The City of Panama City shall continue to utilize the Future Land Use Map as the basis for development and redevelopment. The siting, design and development of structures shall be consistent with regulations contained in the Florida Building Code, as amended from time to time. Land use districts depicted on the Future Land Use Map shall be described as follows. (In the following descriptions of Future Land Use categories, density standards shall apply to residential development and intensity standards shall apply to non-residential development.)

Policy 1.1.1: The City shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses. The City of Panama City shall continue to utilize the Future Land Use Map as the basis for development and redevelopment. The siting, design and development of structures shall be consistent with regulations contained in the Florida Building Code, as amended from time to time. Land use districts depicted on the Future Land Use Map shall be described as follows. (In the following descriptions of Future Land Use categories, density standards shall apply to residential development and intensity standards shall apply to non-residential development.) [See *Comprehensive Plan for the full list of Future Land Use Map Categories*].

8. Mixed Use Land Use Category

Intent	This category is intended to provide areas for medium to high-density residential development, in combination with commercial, office, and educational uses. The mixed-use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.
Density	Maximum density shall be no more than 20 dwelling units per acre.
Impervious Surface Area	No more than 0.75 lot coverage.
Intensity	The floor area ratio for non-residential uses shall not exceed 0.75.
Allowable Uses	Residential uses, including multi-family apartments and condominium units; commercial; neighborhood commercial; office; and educational uses; houses of worship; public or private recreation. Commercial private recreation shall not exceed one (1) acre.
Development Restrictions	Non-residential uses cannot individually exceed 20,000 square feet in size when located in this category.

Unified Land Development Code Regulations:

Sec. 104-31. Mixed Use-2 (MU-2) zoning district.

The purpose of this zoning district is to provide areas for medium-density residential development, in combination with professional offices, educational, and low-intensity, neighborhood commercial uses:

- A. The following bulk regulations shall apply to property zoned as MU-2:
 - 1. The impervious surface ratio (ISR) shall be no greater than 0.65 of the total parcel area.
 - 2. The floor area ratio (FAR) shall not exceed 0.65.
 - 3. Have a density no greater than 12 dwelling units to the acre.
 - 4. All structures shall have a maximum height limitation of 65 feet above base flood elevation (BFE) or the crown of the adjacent roadway whichever is higher.
 - 5. Minimum setbacks shall be:
 - i. 15 feet from the front parcel line.
 - ii. 20 feet from the rear parcel line.
 - iii. 5 feet from the side parcel line.
 - iv. Side setbacks may be decreased to zero feet only when there is a common wall between units.
 - 6. Properties adjacent to an R-1 or R-2, zoning district shall be setback a minimum of:
 - i. 15 feet from the front parcel line.
 - ii. 30 feet from the rear parcel lines.
 - iii. 12 feet from the side parcel lines.
- B. The following uses are allowed in the MU-2 zoning district; all other uses are prohibited:
 - 1. Single-family detached dwellings on individual parcels;
 - 2. Family community residences that comply with the standards specified in section 110-9.A.
 - 3. Public and private schools grades K—12.
 - 4. Public or noncommercial private recreation.
 - 5. Accessory uses or structures as set forth in Chapter 110.
 - 6. Public utilities customarily found in residential areas;
 - 7. Family day care homes pursuant to F.S. § 125.0109.

8. Bed and breakfast inns;
9. Attached dwellings, up to four units attached;
10. Multi-family structures up to 15 dwelling units per acre;
11. Neighborhood-scale commercial uses, not to exceed 20,000 square feet of heated and cooled space in size per parcel. Such uses may include:
 - i. Professional office and personal services.
 - ii. Private childcare or day care for children.
 - iii. Commercial recreational facilities.
 - iv. Grocery and convenience retail including but not limited to beauty parlor, barber shop, laundromat, dry cleaner, and other retail establishments meant to serve the immediate vicinity.
 - v. Athletic clubs, dance or music studios.
 - vi. Food establishments without a drive-thru window.
 - vii. Other similar uses serving the neighborhood area.
12. Uses with drive-thru structural component, except for those uses associated with a restaurant business.
13. Retail business.
14. Transitional community residences that comply with the standards specified in section 110-9.A.
15. Recovery communities that comply with the standards specified in section 110-10.A.

C. The following uses are allowed as a conditional use in the MU-2 zoning district:

1. Family community residences that do not comply with the standards specified in section 110-9.A.
2. Transitional community residences that do not comply with the standards specified in section 110-9.E.
3. Recovery communities that do not comply with the standards specified in section 110-10.A.

D. Additional requirements:

1. No more than 70 percent of this zoning district, in combination with the MU-3 zoning districts, may be used for commercial, and 50 percent for low-density residential uses. This analysis shall be made on a continuous basis and shall be assessed district wide. Individual projects that contain a mix of two or more uses shall be exempt from the percentages.
2. Locate ingress and egress to minimize traffic impacts to adjacent neighborhoods.
3. Provide off-street parking as specified in chapter 108.
4. Conform to the landscaping and buffer requirements as specified in chapter 107.

(Ord. No. 2675, § 1(Exh. A), 3-12-2019; Ord. No. 3142, § 1, 4-11-2023; Ord. No. 3289, § 1, 11-18-2025)

Sec. 102-41(E)

Section 102-41(E) stipulates that a land use change requires the Planning Board to determine a positive finding for the proposed Comprehensive Plan Amendment and/or rezoning request. The Planning Board shall not recommend approval of a plan amendment unless it makes a positive finding, based on competent evidence, on each of the following four (4) criteria:

<i>1. Not degrade the established level of services in the Comprehensive Plan or the minimum concurrency requirements.</i>	
Staff Response:	See staff findings.
<i>2. In harmony with the general intent of the Comprehensive Plan. (Goals listed as applicable.)</i>	
Staff Response:	See staff findings.
<i>3. Not exceed traffic limitations, create a fire hazard, or a hazard to the public health, welfare and safety.</i>	
Staff Response:	See staff findings.
<i>4. Compatible with adjacent land uses and districts, and not create a potential nuisance.</i>	

Staff Response:	See staff findings.
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Staff Findings:

The applicant has requested a small-scale land use amendment and rezoning from Residential and Residential-1, R-1, to Mixed Use and Mixed Use-2, MU-2. The intent of the Mixed Use category is to provide areas for medium to high-density residential development, in combination with commercial, office, and educational uses. The mixed-use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.

The Future Land Use Map (Exhibit A) shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses (*Goal 1A, Objective 1.1, Policy 1.1.1, Future Land Use Element, COPC Comprehensive Plan*).

The Development Services Department issued a development order for a single-family home on the subject parcel in 2022. The zoning and Future Land Use for the properties bounded by W 8th Street, W 9th Street, Mulberry Avenue and Oak Avenue are Residential and Residential-1. The majority of the properties within the vicinity are single-family homes. The properties immediately south of W 8th Street, zoned Downtown District, serve as a transition from mixed-use oriented development to the Residential-1 zoning district.

Approval of the requested land use change would establish a precedent of encroachment into the adjacent residential areas, undermining long-term planning efforts intended to preserve neighborhood stability and maintain compatible land use relationships. Any potential future development will be subject to development review, which will require the implementation of mitigation techniques and satisfaction of the bulk regulations of the Mixed Use -2, (MU-2) zoning district (Sec. 104-31, ULDC) and other relevant provisions of the local Comprehensive Plan.

For the reasons mentioned above, the proposed amendment does not support the City's goals related to protecting residential neighborhoods, ensuring compatible land use transitions, and promoting orderly and coordinated growth patterns as established in the Comprehensive Plan. The request does not satisfy all five criteria points established by Sec. 102-41(E) of the Unified Land Development Code and the City of Panama City Comprehensive Plan (*Goal 1A, Objective, 1.1, Policy 1.1.1, 2. General Commercial Future Land Use Category, Future Land Use Element, COPC Comprehensive Plan*).

Staff recommends the City of Panama City Planning Board transmit a recommendation of denial to the City Commission, and the City Commission deny the small-scale land use amendment and rezoning request.

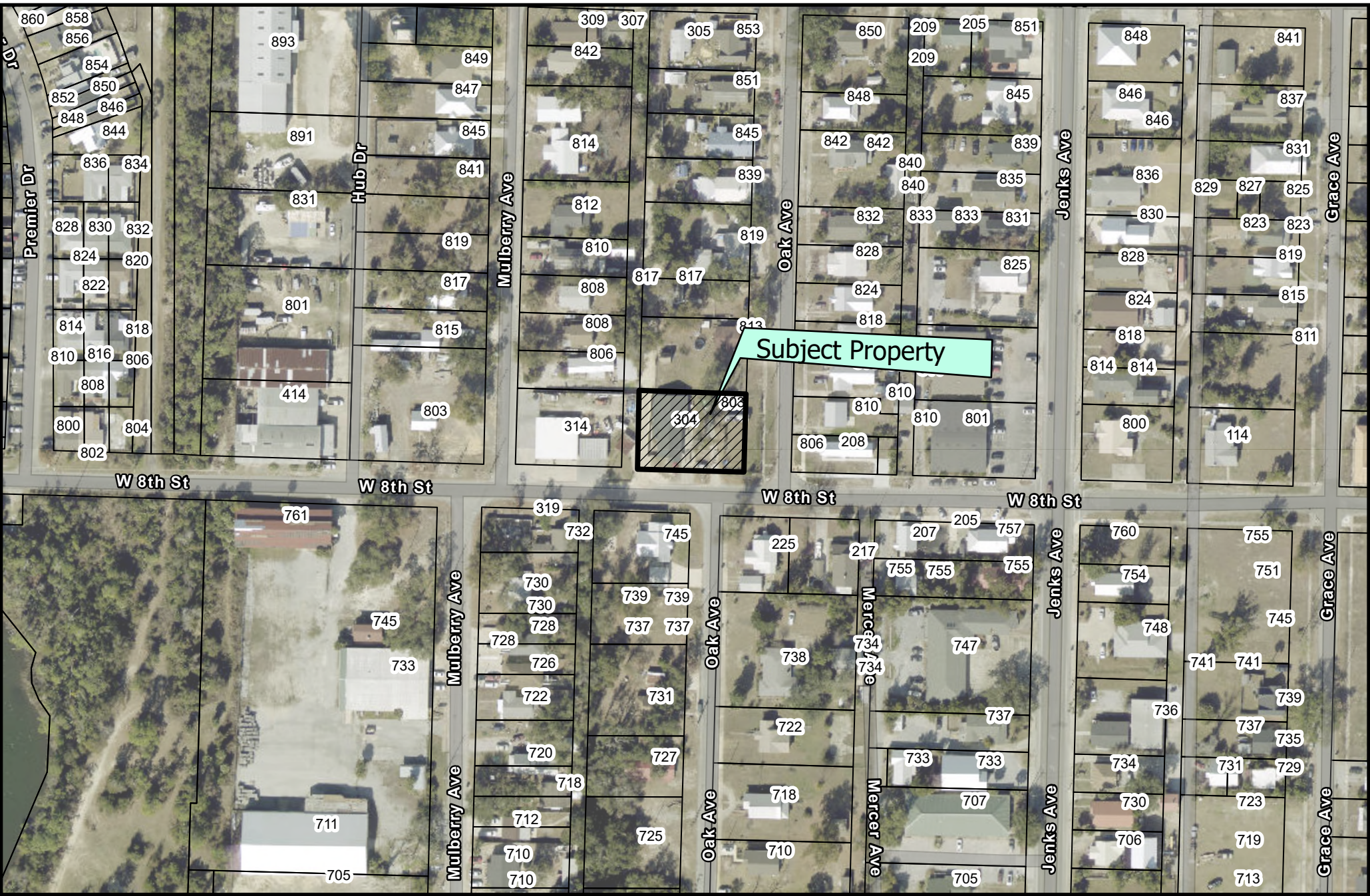


Exhibit A
Aerial Map
City of Panama City

1 INCH = 167 FEET

N



Exhibit A
Future Land Use Map
City of Panama City

1 INCH = 167 FEET





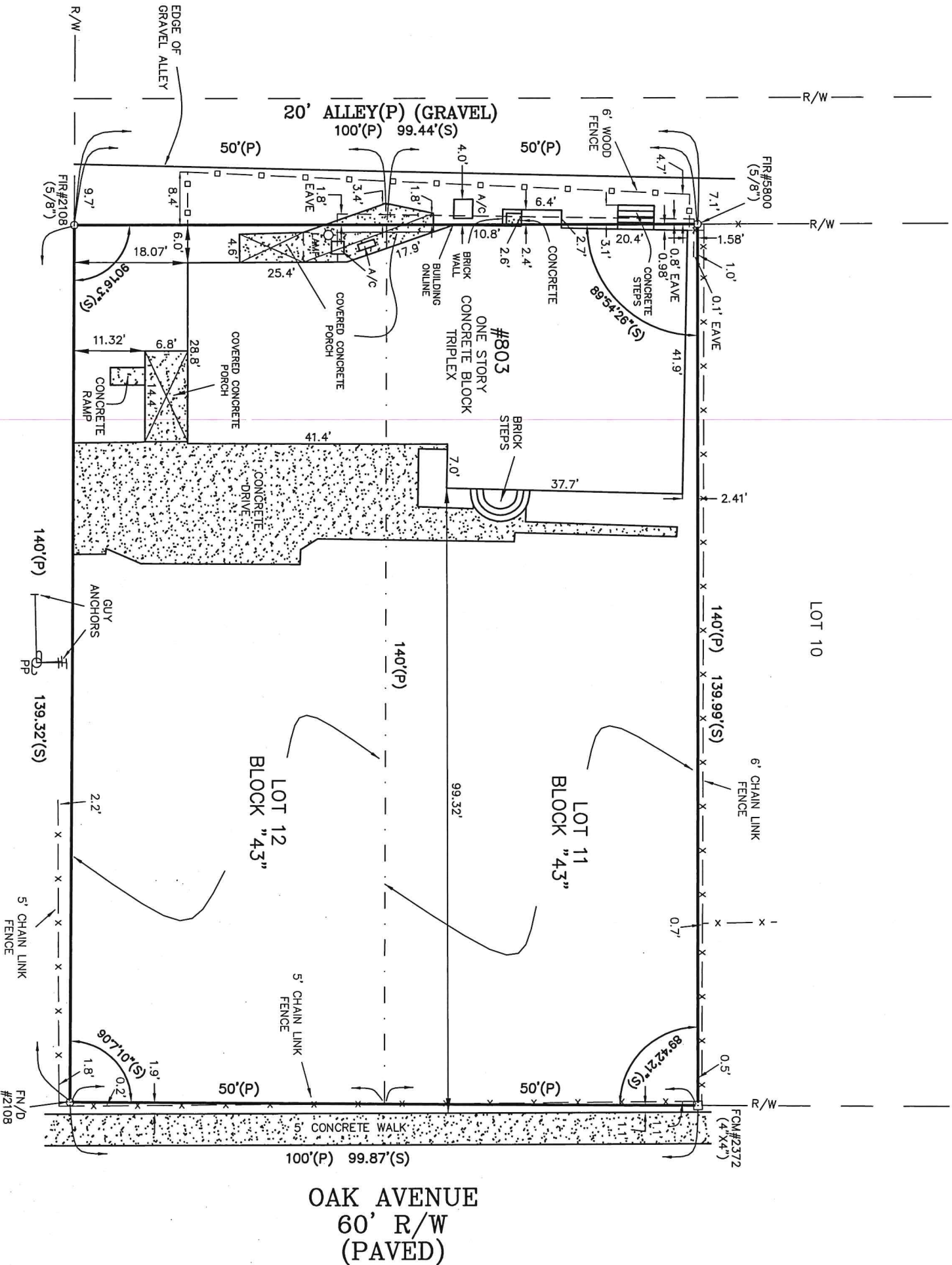
Exhibit A
Zoning Map
City of Panama City

1 INCH = 167 FEET



CERTIFIED TO:
1) ARN INVESTMENT PROPERTIES, LLC

LEGAL DESCRIPTION PROVIDED
LOTS 11 AND 12, BLOCK 43, GULF COAST
DEVELOPMENT COMPANY'S SECOND ADDITION
TO PANAMA CITY, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 4,
PAGE 7, OF THE PUBLIC RECORDS OF BAY
COUNTY, FLORIDA.



WEST 8TH STREET
R/W VARIES
(PAVED)

- SURVEYOR'S NOTES**
- 1) SOURCE OF INFORMATION IS A DEED FURNISHED BY THE CLIENT.
 - 2) THIS IS A SURFACE SURVEY ONLY. ALL IMPROVEMENTS ARE VISIBLE AS SHOWN UNLESS NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND IMPROVEMENTS OR UTILITIES.
 - 3) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
 - 4) IN SOME INSTANCES IT IS NECESSARY TO EXAGGERATE THE LOCATION OF SOME FIXTURES, SUCH AS FENCES, ADDITIONAL PROPERTY CORNERS FOUND, ETC. IN ORDER TO MORE CLEARLY REPRESENT THE AFOREMENTIONED ITEMS.

**BOUNDARY SURVEY PREPARED BY ANGLIN SURVEYING LLC
FOR: ARN INVESTMENT PROPERTIES, LLC**

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LEGEND: (GENERAL)
FV/C - FOUND NAIL & CAP
SN/D - SET NAIL & DISK #5521
PRM - PERMANENT REFERENCE MONUMENT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PP - POWER POLE
SP - SERVICE POLE

SCALE ~ 1" = 20'
NORTH ~
NO BEARINGS ON PLAT
(SEE ANGLES)

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for Bay County, Florida on Map Number 12005C0341 J
Dated: 10/24/2024

LEGEND (GENERAL)
F.C.M. = FOUND CONCRETE MONUMENT (4"x4")
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.C.M. = SET 4" x 4" CONC. MONUMENT W/ CAP #5521
S.I.R. = SET IRON ROD WITH CAP #5521 (5/8" ROD)
(P) = PLAT DISTANCE AND/OR BEARING
(S) = SURVEY DISTANCE AND/OR BEARING
(D) = DEED DISTANCE AND/OR BEARING
(C) = CALCULATED DISTANCE AND/OR BEARING

LEGEND (BEARINGS)
N = NORTH
S = SOUTH
E = EAST
W = WEST
° = DEGREES
' = MINUTES
" = SECONDS

LEGEND (CURVES)
A = DELTA ANGLE
R = RADIUS
L = CURVE LENGTH
CL = CHORD LENGTH
CB = CHORD BEARING
R/V = RIGHT OF WAY

LEGEND (DISTANCES)
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD
' = FEET

ANGLIN SURVEYING, LLC
Professional Surveyor & Mapper
3712 CORNELIA LANE
PANAMA CITY, Florida 32409
Phone: (850)-271-4055

DESCRIPTION: BOUNDARY SURVEY OF: LOTS 11 AND 12, BLOCK "43"
GULF COAST DEVELOPMENT COMPANY'S SECOND ADDITION TO PANAMA CITY

SEC. 8 TWP. 4-SOUTH RNG. 14-WEST RECORDED IN PLAT BOOK 4
DATE OF SURVEY 7/2/2026 PAGE 7 IN BAY COUNTY, FLORIDA
FIELD BOOK 269 PAGE 48
SCALE 1" = 30'
JOB No. 26-349
FILE No. 26-349.DWG

I hereby certify that this survey meets the minimum technical standards as established by chapter 65-17, 051 of the Florida Administrative Code.
ROGER ANGLIN, P.S.M., Professional Surveyor and Mapper
Florida Certificate No. 5521
Date: 10/24/2024

DRAWN BY: C.N.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."



CITY OF PANAMA CITY
Development Services Department

P.O. Box 1880
Panama City, Florida 32402-1880
Phone: (850) 872-3025

November 18th, 2022

Tommy Jason Holley
Jholley@myscwg.com

Subject: Development Order Approval
Single – Family Residential – 803 Oak Avenue

This letter is to inform you that the referenced development order has been approved for a single-family home with conditions: A Certificate of Acceptance (C.A.) will be required before the Certificate of Occupancy (C.O) is issued. The water and sewer impact fees will be reconciled and paid prior to the C.O. Please see attached plans for approved dimensions and orientation.

NOTE: This development order is valid for 12 months from the date of issuance. Should you have any questions, please contact our office at (850) 872-3025.

Sincerely,

Savannah Brown
Planner II



City of Panama City

Single Family Residential Application

Development Services Department
501 Harrison Avenue, Panama City, FL 32401
850-872-3025 ~ planning@panamacity.gov

1 Today's Date:

10/24/2022

2 Has a change been requested for this property within the last year?

☐ Yes

☐ No

Appointments are suggested for all application submittals, please call to schedule.

3 Type of Request: (check all that apply)

- ☐ Annexation / Future Land Use (Small Scale) / Rezoning
- ☐ Banner Development Order (Temporary)
- ☐ Commercial / Industrial Development Order
- ☐ Construction Dumpster / Portable Container Permit
- ☒ Development Order
- ☐ Demolition Development Order
- ☐ Dock Development Order
- ☐ Expansion of a Non-Conforming Use
- ☐ Future Land Use Map / Large Scale Amendment
- ☐ Residential - Utility Service Application
- ☐ Sign Development Order
- ☐ Tent Development Order (Temporary)
- ☐ Utility Easement Abandonment
- ☐ Variance Request / Appeal of Administrative Decision
- ☐ Other: _____

FOR CITY STAFF ONLY

Fees Paid:

Fees Collected: \$ _____
Check Number: _____
Receipt No.: _____

4 Property Location:

Address of Subject Property **803 Oak Ave Panama City Fl**

Size of Property (if known): **0.367** (in square feet or acres)

Bay County Parcel ID #: **19998-010-000**

5 Property Owner / Business / Tenant Information:

Name: **Arn Investment Properties, LLC**

Email: **Chris@luxbeachrentals.com**

Address: **428 Thomas Dr**

Phone 1: **(850) 596-1754**

Phone 2: **(347) 556-5358**

City: **Panama City Beach**

State: **FL**

Zip: **32408**

I hereby certify that I am the owner of record of the property described in Step 4 above and that I approve of the requested action herein. I hereby authorize the City staff to enter upon my property for the purpose of site inspection and the placement of a public notice sign (if necessary) for this application. I understand that the Development Services Department may take up to 30 days to complete its review. I also understand that an approved Development Order from the City must be submitted to EPCI, the City's Building Department, by the applicant before commencement of construction is authorized. I also understand that City Development Orders are valid for a period of twelve (12) months from the date of issuance, unless the Director of Development Services grants an extension.

Signature of Owner: _____

6 Applicant / Authorized Agent / Primary Contact / Contractor Information *:

Name: **Tommy Jason Holley**

Email: **jholley@myscwg.com or officecoordinator@myscwg.com**

Address: **406 S Waukesha St.**

Phone 1: **(813) 304-9767**

City: **Bonifay**

State: **FL**

Zip: **32425**

Phone 2: **8,138,502,995**

I hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial and reversal of this application and/or revocation of any approval based on this application. I understand that the Development Services Department may take up to 30 days to complete its review. I also understand that an approved Development Order from the City must be submitted to EPCI, the City's Building Department by the applicant before commencement of construction is authorized. I also understand that City D.O.s are valid for a period of twelve (12) months from the date of issuance, unless the Director of Development Services grants an extension.

Signature of Applicant: _____

Date: **10-27-22**

7 * Notarized Authorization:

*If the applicant is not the property owner and the owner is allowing the applicant to act on their behalf, a notarized signature of the owner is required.

Signature of Owner: _____

Date: _____

STATE OF FLORIDA

COUNTY OF **BAY**

Sworn to (or affirmed) and subscribed before me this **24th** day of **October**, Year **2022**, by

Sally Arn

Christina Pettys

(Name of Person Making Statement)

(Official Notary Signature)

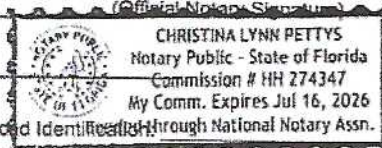
NOTARY SEAL

(Name of Notary Type Printed or Stamp)

Personally known: ☒

or Produced Identification: ☐

Identification Produced: _____



PROJECT:

Porch Addition and
Structure Modification
Detail

PREPARED TO: ARN INVESTMENT PROPERTIES LLC

PROJECT ADDRESS: 803 OAKS AVE, PANAMA CITY, FL 32401

DRAWING INDEX	
CS	COVER SHEET
SP	SITE PLAN
A1.01	EXISTING CONDITIONS & ADDITION
A2.01	HOUSE ELEVATIONS
S2.02	ROOF TRUSSES PLAN

DESIGN CRITERIA:

FLORIDA BUILDING CODE, BUILDING 2020, 7TH ED.
ASCE 7-10
140mph ULTIMATE WINDSPEED
108mph NOMINAL WINDSPEED
IMPORTANCE FACTOR 1.0
BUILDING RISK CATEGORY II
WIND EXPOSURE CAT. C
BUILDING CONSTRUCTION TYPE VB
INTERNAL PRESSURE COEFF. ±0.18
STRUCTURE DESIGNED AS ENCLOSED

General Notes:

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE AND APPLICABLE LOCAL ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO ALMODOVAR DRAFTING & DESIGN PRIOR TO AND DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY ALMODOVAR DRAFTING & DESIGN OF ANY INCONSISTENCIES OR DISCREPANCIES DISCOVERED BETWEEN ACTUAL SITE CONDITIONS AND THOSE INDICATED ON THE DRAWING THAT WOULD AFFECT THE QUALITY OF THE WORK.
4. DEVIATIONS TO THE DRAWINGS NOT APPROVED IN WRITING BY ALMODOVAR DRAFTING & DESIGN SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR HALL VERIFY WITH THE OWNERS ALL TYPES, LOCATION, AND COLORS OF ALL FINISHES.
6. CONTRACTOR SHALL VERIFY WITH OWNERS ALL DOOR AND WINDOW TYPES, SIZES AND LOCATION PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE PROOF OF COVERAGE OF GENERAL LIABILITY INSURANCE AND WORKERS COMP. INSURANCE.
8. CONTRACTOR SHALL STAKE OUT BUILDING AND VERIFY LOCATION.
9. CONNECT WATER, GAS, AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
10. PROVIDE TERMITE PROTECTION OVER FILL BELOW SLAB.
11. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE-RESIDENTIAL 2020 7th EDITION.
12. ALL ELECTRICAL SHALL CONFORM TO THE NFPA 70, NATIONAL ELECTRICAL CODE (NEC) CURRENT EDITION 2020.
13. STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS REFER TO ICC 3rd EDITION OF 600-2020.
14. REFER TO WFCM (WOOD FRAME CONSTRUCTION MANUAL) FOR ONE AND TWO FAMILY DWELLING 2018 EDITION.
15. FOR BUILDING LOCATED IN SPECIAL FLOOD HAZARD AREAS IN ACCORDANCE WITH THE NFIP REFER TO THE FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS TECHNICAL BULLETIN 2 (FEMA TB-2)

DRAWING TITLE:

COVER SHEET

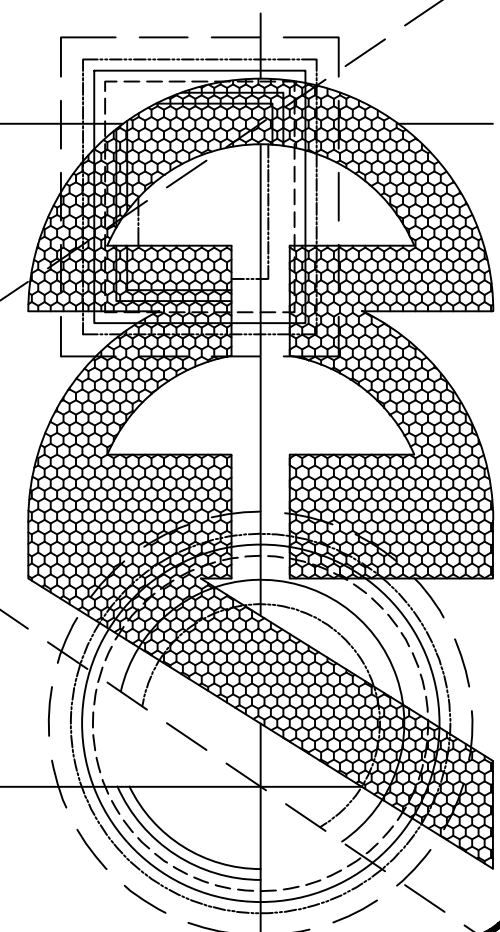
DRAWING No.:

CS

DRAWN BY:	SEBASTIAN ALVAREZ	PREP. TO:	ARN INVESTMENT PROPERTIES LLC	PROPERTY USE:	S.F	DWG SCALE:	AS NOTED
DATE:	29/08/2022	PHYSICAL ADDRESS:	803 OAKS AVE, PANAMA CITY, FL 32401			PAPER SIZE:	36X24
APPROVED BY:		MAIL ADDRESS:				SHEET No:	1
APPROVED DATE:		PARCEL No:	19998-010-000	ACRES:	0.399	DWG REV:	0

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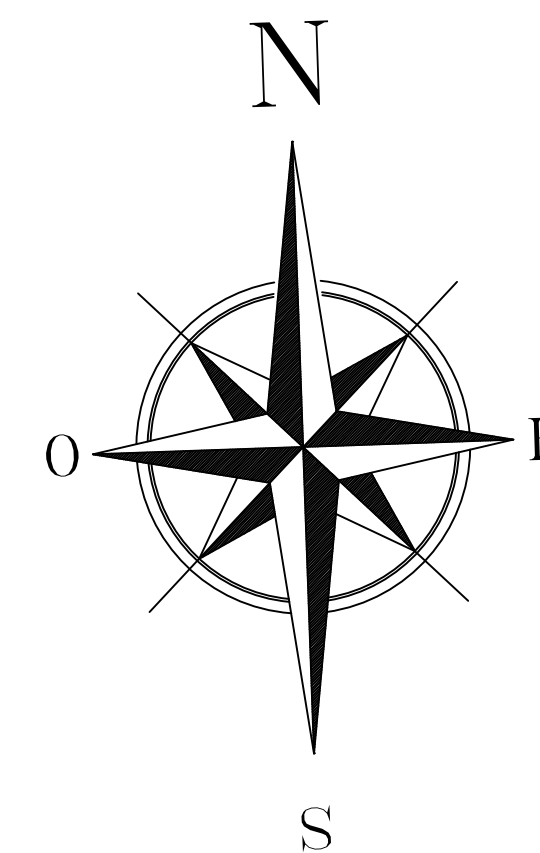


- PROJECT SITE



SITE PLAN

SCALE : 1/8" = 1'-0"



DRAWING TITLE:

SITE PLAN

DRAWING No.:

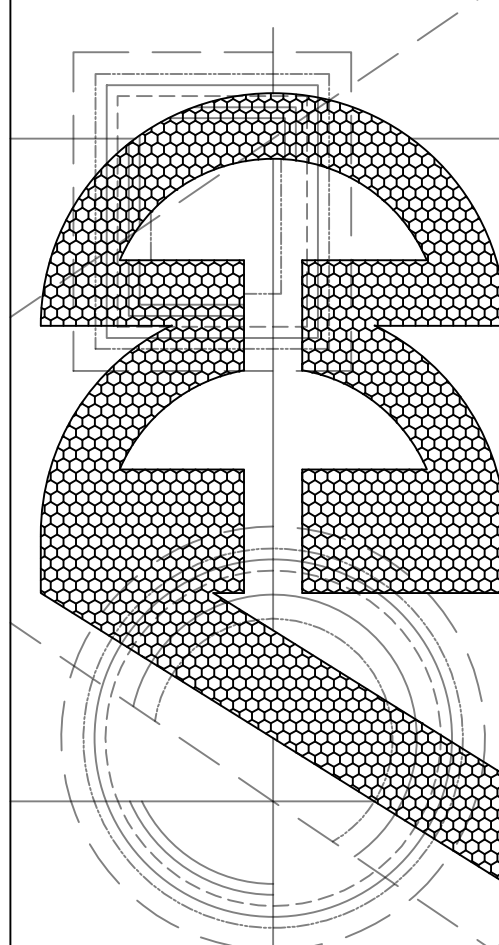


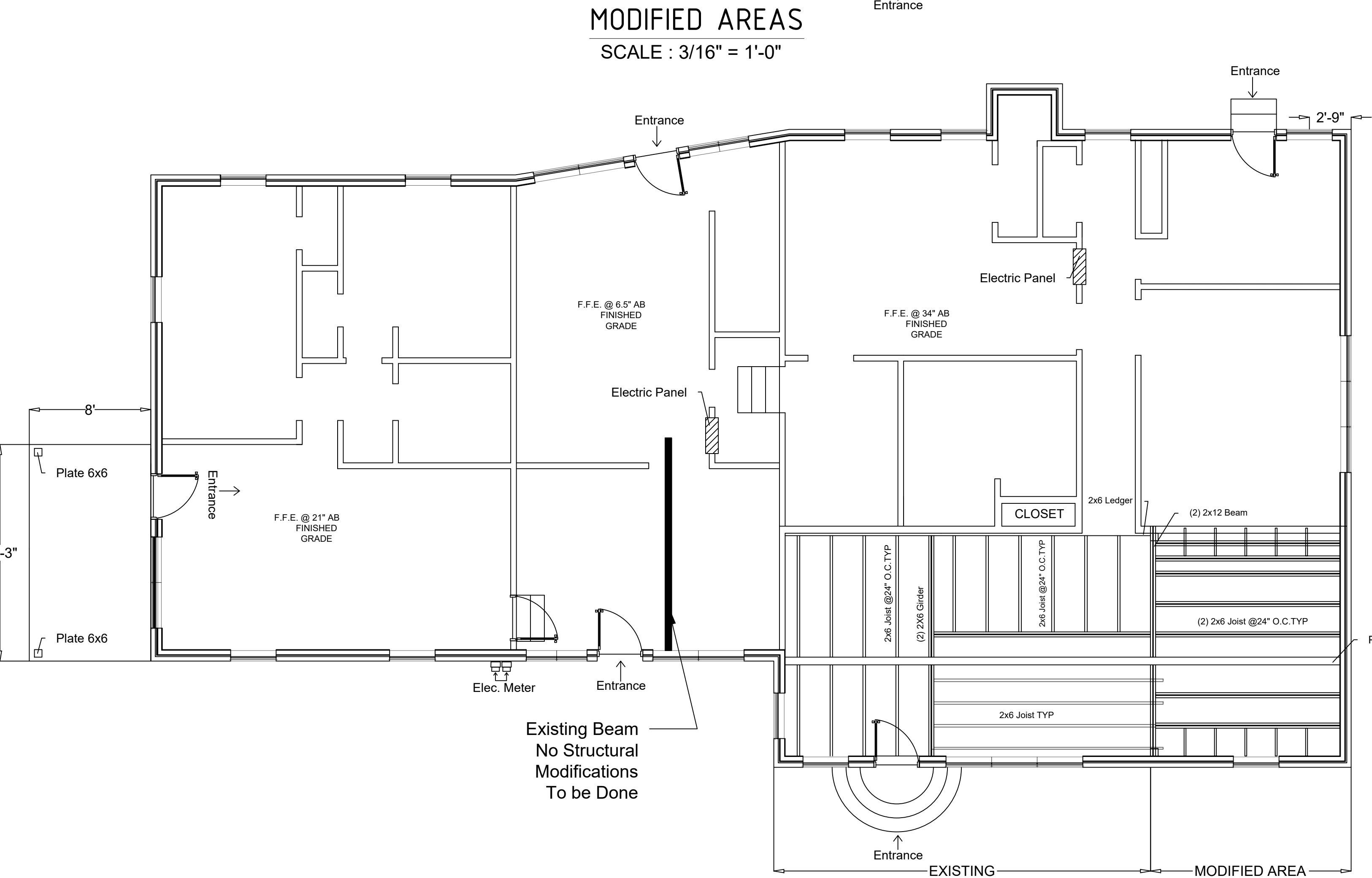
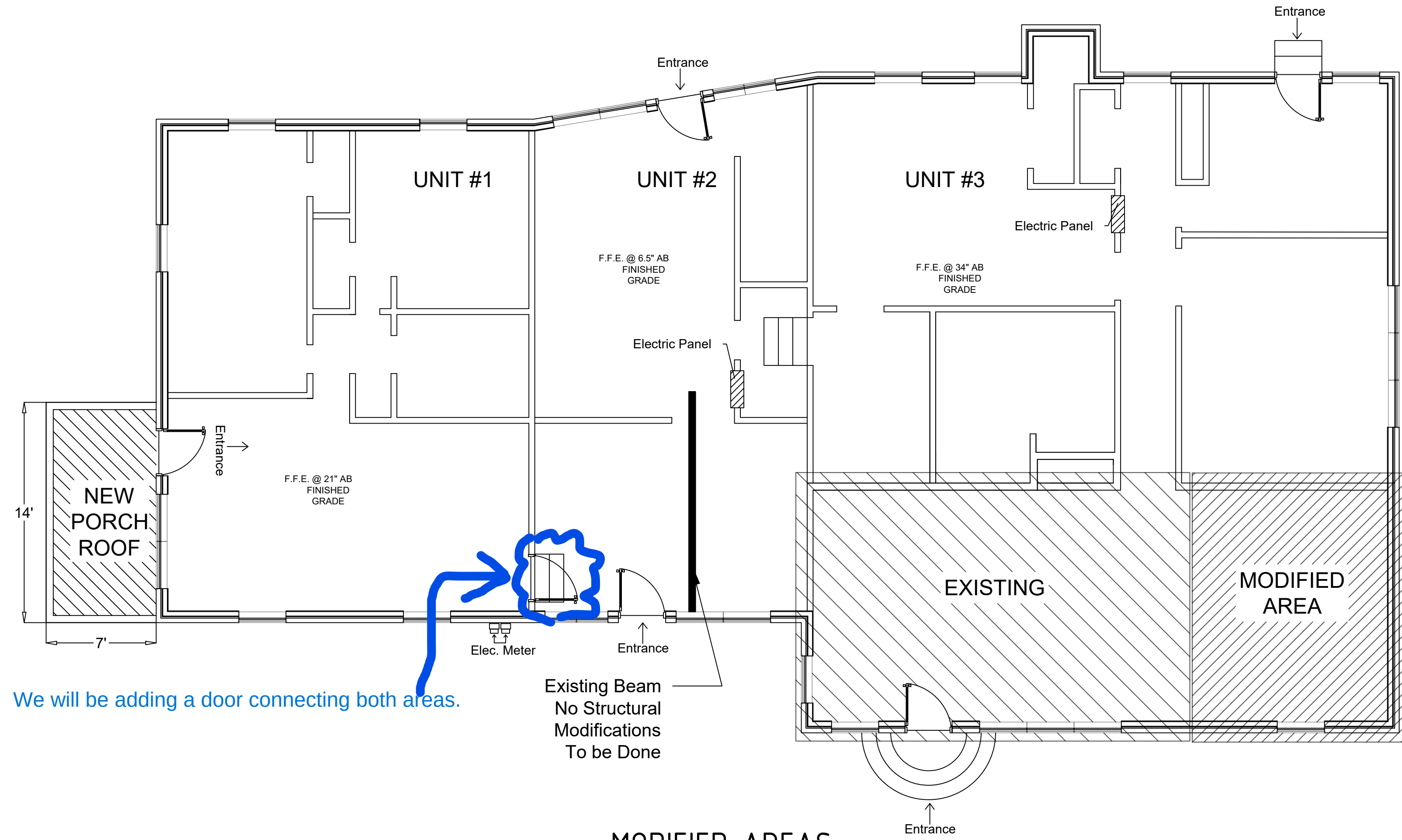
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DATE:	29/08/2022	PHYSICAL ADDRESS:	803 OAKS AVE, PANAMA CITY, FL 32401				
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We will be adding a door connecting both areas.

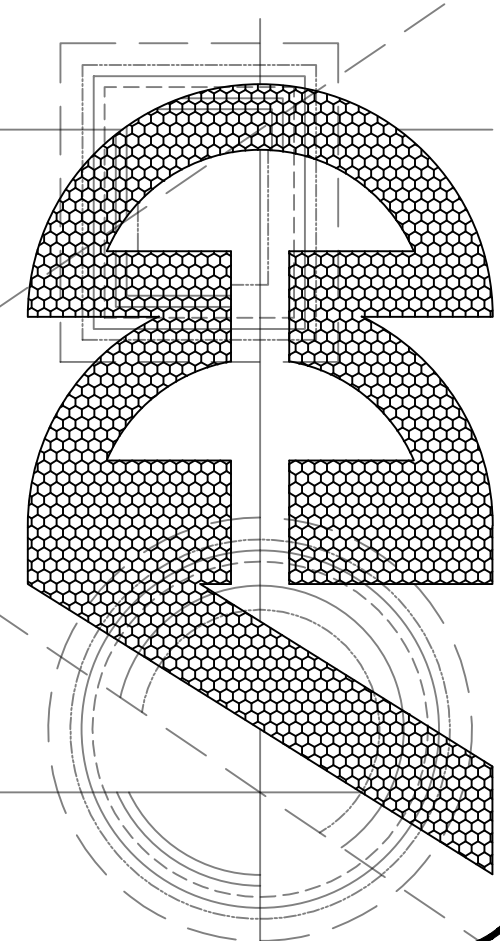
Existing Beam
No Structural
Modifications
To be Done

Existing Beam
No Structural
Modifications
To be Done

MODIFIED AREAS
SCALE : 3/16" = 1'-0"

MODIFICATION DETAILS
SCALE : 3/16" = 1'-0"

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DRAWING TITLE:

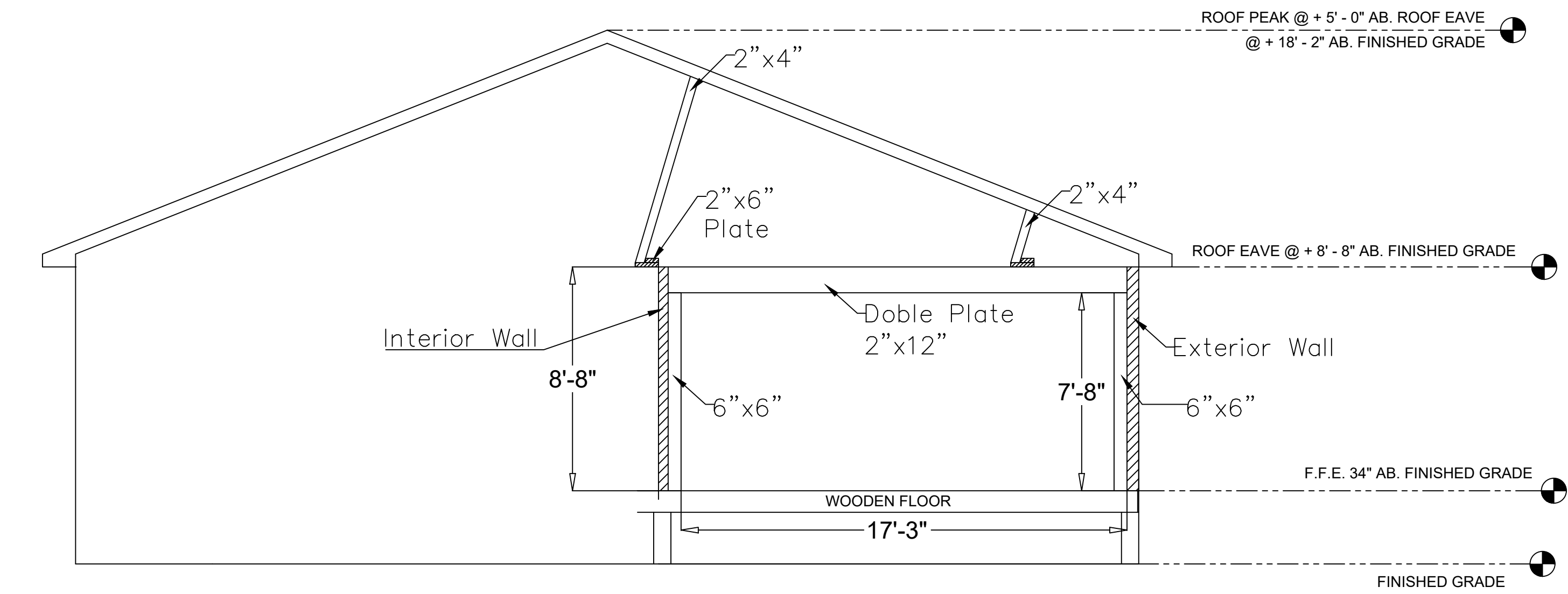
EXISTING & PROPOSED CONDITION

DRAWING No.:

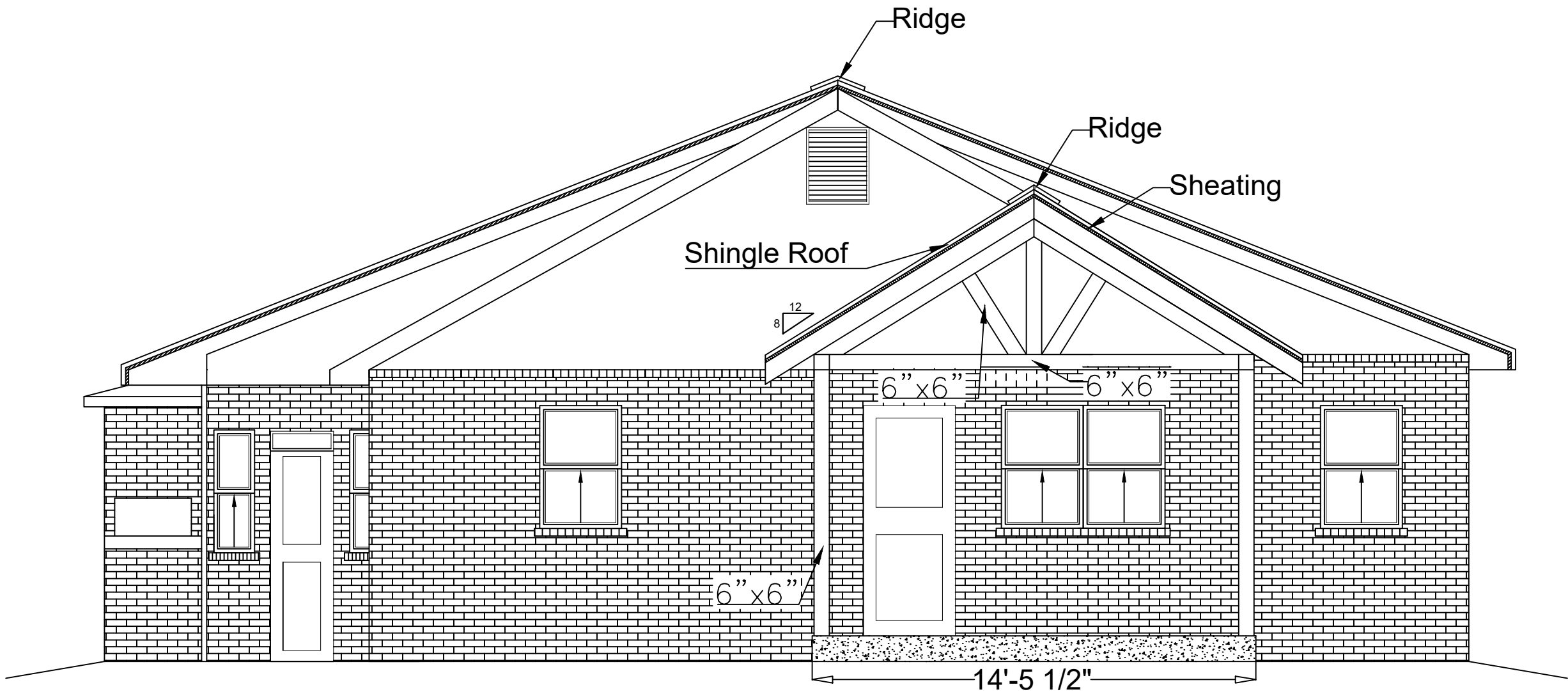
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DATE:	29/08/2022	PHYSICAL ADDRESS:	803 OAKS AVE, PANAMA CITY, FL 32401	PAPER SIZE:	36X24		
APPROVED BY:		MAIL ADDRESS:		SHEET No:	3		
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A1.01



HOUSE SECTION
SCALE : 1/4" = 1'-0"



FRONT VIEW
SCALE : 1/4" = 1'-0"

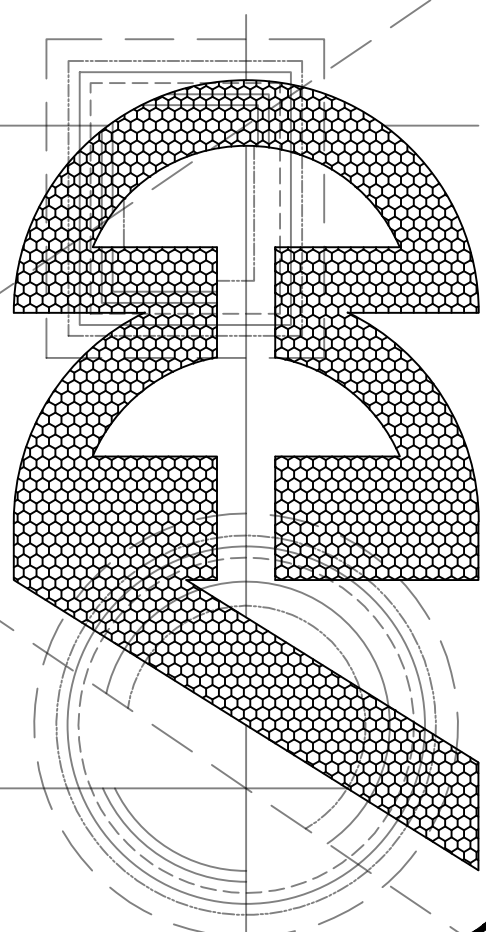


HOUSE SIDE ELEVATION
SCALE : 1/4" = 1'-0"

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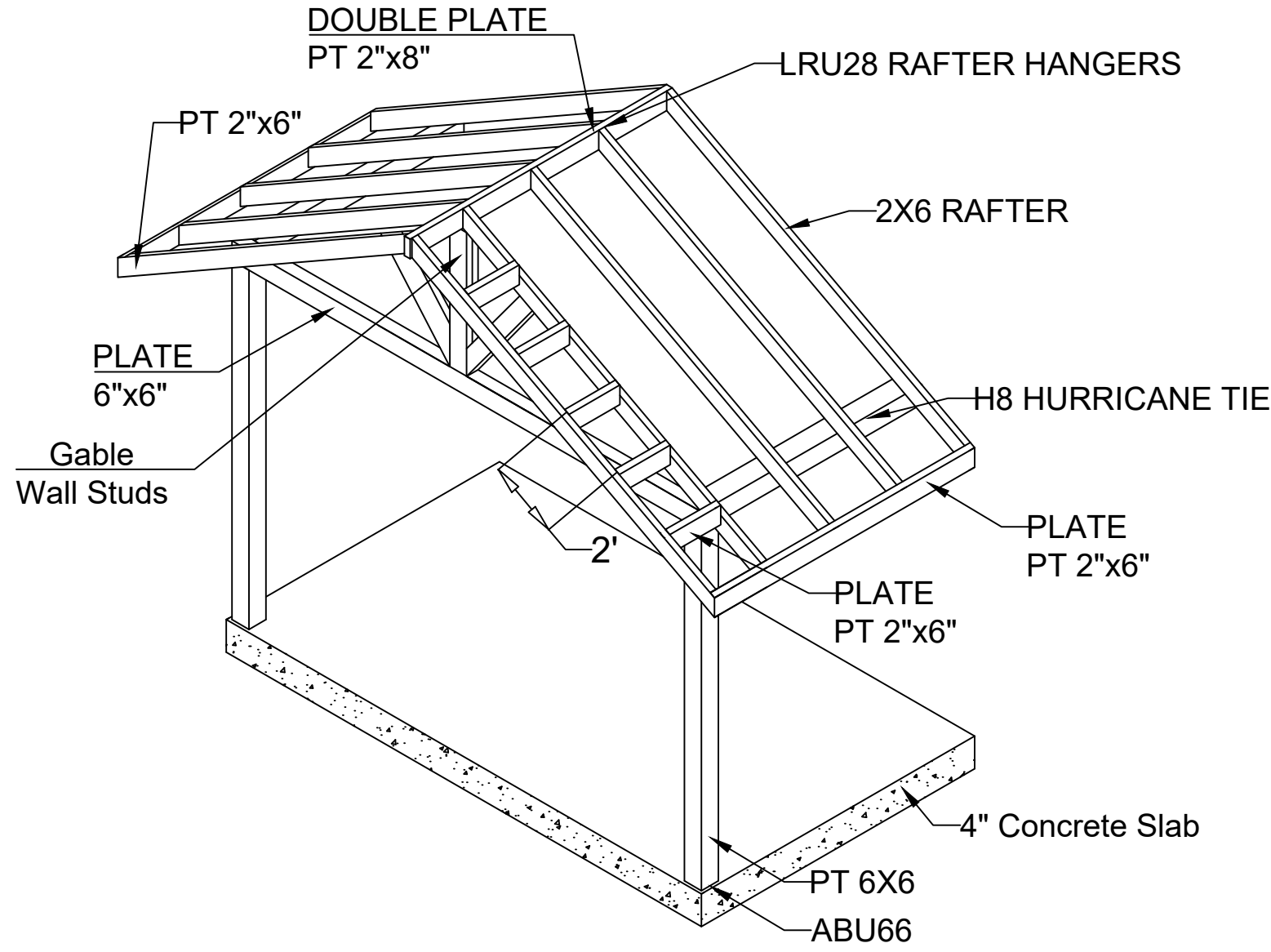


HOUSE ELEVATIONS

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DATE:	29/08/2022	PHYSICAL ADDRESS:	803 OAKS AVE, PANAMA CITY, FL 32401	PAPER SIZE:	36X24	SHEET No:	4
APPROVED BY:		MAIL ADDRESS:		DWG REV:	0		
APPROVED DATE:		PARCEL No:	19998-010-000	ACRES:	0.399		

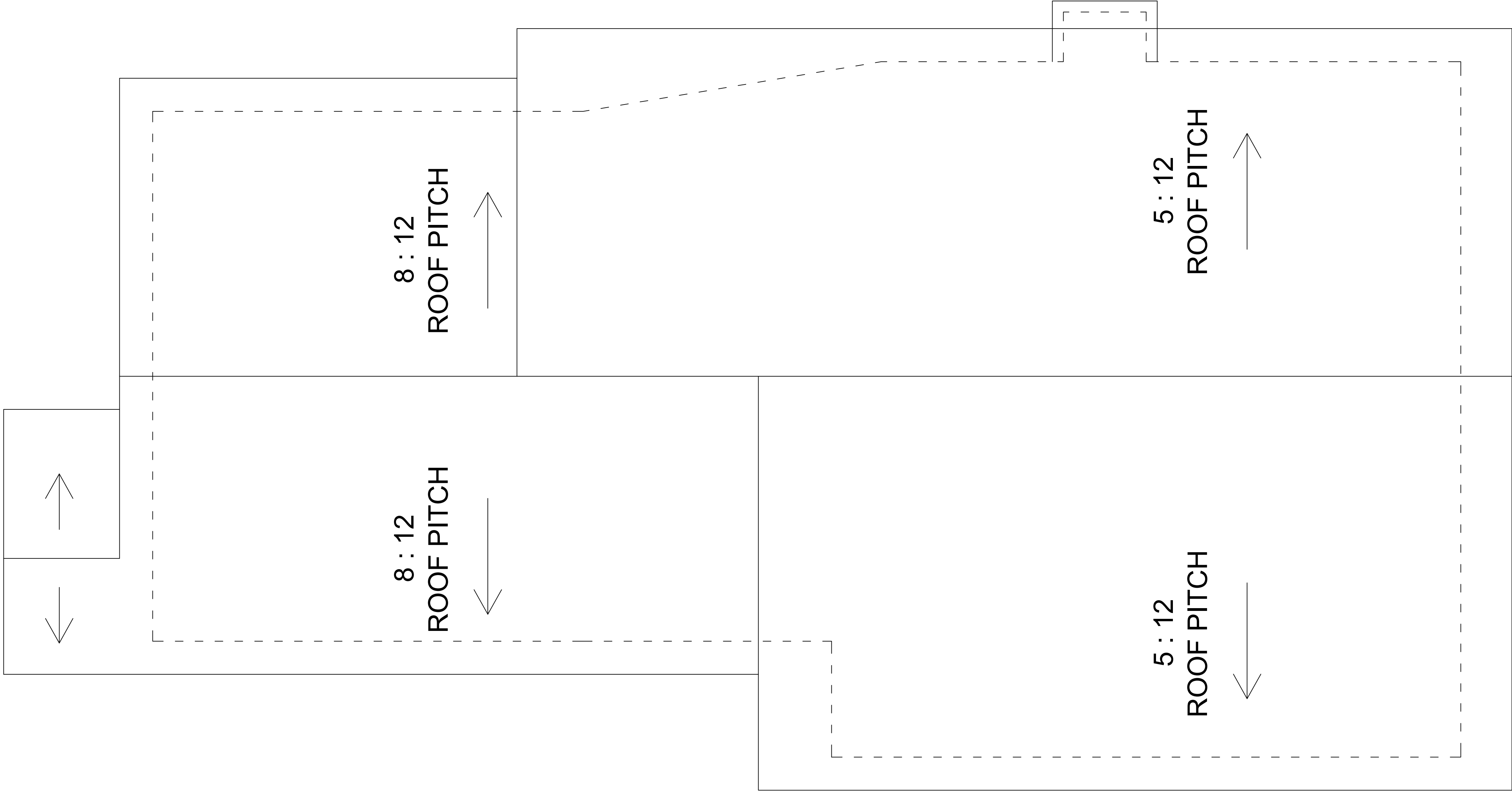
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A2.01



ISOMETRIC VIEW

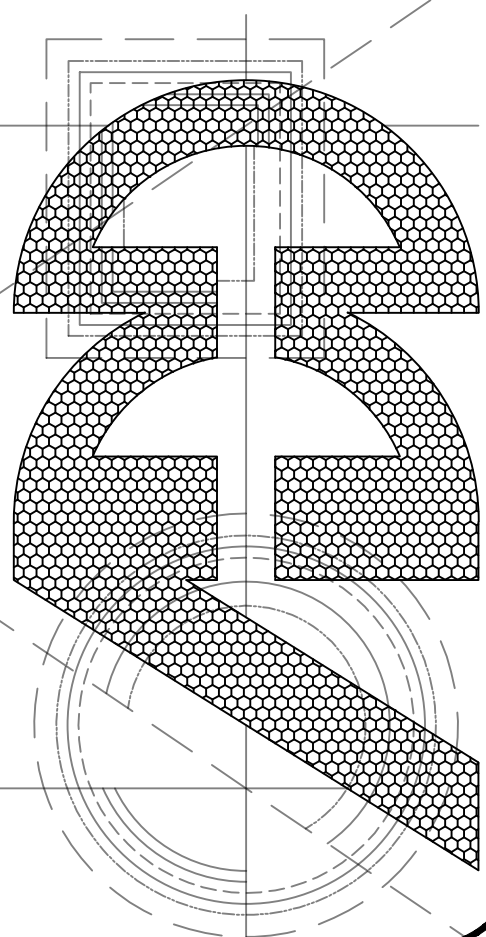
SCALE : NTS



EXISTING ROOF

SCALE : 1/4" = 1'-0"

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DRAWING TITLE:

ROOF PLAN

DRAWING No.:

S2.02

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STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS TO DETERMINE THE BUILDING'S FOUNDATIONS, FOUNDATION DEPRESSIONS, EQUIPMENT WEIGHT AND LOCATIONS, EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDINGS AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING SHEETING, TEMPORARY BRACING, AND TIEDOWNS.

ALL STRUCTURAL DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL DETAILS FOR THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE DETAIL OF THOSE SPECIFICALLY DETAILED. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF SUCH DETAILS SHALL BE REFERRED TO THE ENGINEER OF RECORD.

THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.

STRUCTURAL ENGINEER DRAWINGS DOES NOT RELIEVE THE CONTRACTOR TO THE SOLE RESPONSIBILITY TO REVIEW AND CHECK DRAWINGS PRIOR TO SUBMITTAL. THE CONTRACTOR REMAINS RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF DRAWINGS AS WELL AS TO REMEDY ANY SUCH ERRORS AND OMISSIONS.

ALL STRUCTURAL SHALL CONFORM TO THE FLORIDA BUILDING CODE 7TH EDITION (2020). REFERENCE TO OTHER CODES OR STANDARD SPECIFICATIONS REFER TO THE LATEST EDITION OF SUCH CODES OR SPECIFICATIONS, UNLESS STATED OTHERWISE.

IN THE EVENT THAT THE STRUCTURAL CONTRACTS DRAWINGS AND SPECIFICATIONS CONFLICT ON INFORMATION, THE STRUCTURAL CONTRACT DRAWINGS SHALL SUPERSEDE THE SPECIFICATIONS.

THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE.

C&C	ZONE 4		ZONE 5			MWFRS	PRESSURE	
AREA	+PRESS	-PRESS	+PRESS	-PRESS		ZONE	PSF	
						A		
						B		
						C		
						D		
						E		
						F		
						G		
						H		
DESIGN CRITERIA:					EOH			
					FOH			
					GOH			
					HOH			
BASIC WIND SPEED								
IMPORTANCE FACTOR (I)								
ADJUSTMENT FACTOR								
BUILDING RISK CATEGORY								
WIND EXPOSURE CAT.								
SLOPE OF ROOF								
MEAN ROOF HEIGHT								

Figure 1 consists of three diagrams labeled (a), (b), and (c). Diagram (a) is a cross-sectional detail of a corner joint, showing a quarter-circle fillet with radius D_1 and a vertical dimension of $12d$. The joint is labeled 'DETAILING' and 'A or G'. Diagram (b) is a 3D perspective view of a rectangular specimen with dimensions a , b , and $a = 3.00 \text{ ft}$. Diagram (c) is a top view of the specimen showing a grid of dimensions: 3, 2, 3, 2, 3 horizontally and 2, 1, 2, 1, 2 vertically.

1. THE FOUNDATION ARE DESIGNED FOR AN ANTICIPATED ALLOWABLE SOIL BEARING PRESSURE OF _____ P.S.F. BASED ON A STANDARD PENETRATION TEST CONDUCTED REGARDLESS OF WHETHER OR NOT A GEOTECHNICAL INVESTIGATION IS PERFORMED, NO WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE BY STRUCTURAL ENGINEER FOR CONDITIONS EXISTING AT OR BELOW THE FOUNDATION.
2. SITE PREPARATION WORK SHALL INCLUDE REMOVING ALL ORGANIC MATERIAL WHERE REQUIRED TO PROVIDE A MINIMUM OF _____ INCHES OF COMPACTED FILL BUILDING FOOTPRINT. SLOPE AREAS SHALL BE EXCAVATED AND REPLACED WITH CLEAN FILL, A DENSITY OF AT LEAST 95% FOR A DEPTH OF 2 FEET IS REQUIRED UNDER THE BUILDING FOOTPRINT. ALL EXISTING FOUNDATIONS SHALL BE EXCAVATED TO A MINIMUM OF 6" ABOVE THE FINISHED BUILDING FOOTPRINT. (UNDESIGNATED THICKNESS) LIFTS TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY UNIT WEIGHT.
3. ALL EXISTING FOUNDATIONS SHALL BE COVERED OVER A 15 MIL VAPOR BARRIER. VAPOR BARRIER SHALL BE LAPPED A MINIMUM OF 6" OR AS RECOMMENDED BY THE MANUF. AND TAPPED AT INTERVALS OF 10' TO PROVIDE LOW WATER POTENTIAL. RECOMMENDATION FOR REPAIR AND INSTALLATION INSTRUCTIONS.

1. CONCRETE SHALL BE CURED AND PLACED ACCORDING TO ACI 308 SPEC. ALL CONCRETE SHALL BE CURED NORMAL WEIGHT AND HAVE THE FOLLOWING MIN. 28 DAYS COMPRESSIVE STRENGTHS:

1.	FOUNDATIONS AND SLABS ON GRADE -	3,000 PSI
2.	STRUCTURAL SLABS -	4,000 PSI
3.	BEAMS, COLUMNS AND WALLS -	4,000 PSI
4.	EXTERIOR RETAINING WALLS -	4,000 PSI

2. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE, COMPLY WITH THE REQUIREMENTS OF ASTM STANDARDS C94 FOR MEASURING, MIXING, TRANSPORTING, ETC.

3. CONDUITS, PIPES AND SLEEVES SHALL BE PLACED AND SPACED IN ACCORDANCE WITH SECTION 1.3.

4. CONCRETE SLABS ON GRADE SHALL BE REINFORCED WITH 6X6 W14 X 41 STEEL MESH OR SYNTHETIC FIBERS AT A MINIMUM RATE OF 3.0 LB/Y² OR AS RECOMMENDED BY THE FIBER MANUFACTURER. MINIMUM SHRINKAGE COMPENSATION REINFORCEMENT IS STRUCTURAL, UNLESS NOTED OTHERWISE. WELDED WIRE SHALL CONFORM TO ASTM A181, FREE FROM OIL, SCALE, AND RUST AND BE USED IN ACCORDANCE WITH THE TYPICAL REINFORCEMENT DETAILS AND SPECIFICATIONS. MIN LAP SHALL BE ONE PLATE PLUS 2'.

REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECS. REINF. STEEL SHALL HAVE THE FOLLOWING CONCRETE CLEAR COVER UNIFORM (PER ACI 318-05 PAR.7.7.1)

1.1.	CONCRETE CAST AGAINST GROUND:	3"
1.2.	FORMED CONC. EXPOSED TO GROUND OR WEATHER:	1-1/2" #5 BARS & SMALLER 3/4"-SLABS 1"-WALLS 1-1/2" STIRRUPS & TIES
1.3.	CONC. NOT EXPOSED TO GROUND OR WEATHER:	

- PROVIDE STANDARD HOOKS AT DISCONTINUOUS ENDS OF ALL TOP BARS. REINFORCING IS SHOWN CONTINUOUS. SPICES BOTTOM BARS OVER SUPPORT AND TOP BARS AT CENTER OF SPAN. ALL TOP AND BOTTOM SPICES SHALL BE IN ACCORDANCE WITH SPICE TABLE AND DETAILS SHOWN ON DRAWINGS.
- PROVIDE DOWELS INTO FOOTING, PIPE CAPS, SUPPORT BEAMS, ETC. TO MATCH VERTICAL BAR TIES TO TIE BARS TO BE ATTACHED TO.
- WHERE HOOKS ARE PRESENTED ON THE PLANS OR DETAILS, HOOKS SHALL BE DEVELOPED TO EXTEND DEEP ENOUGH INTO SUPPORTING STRUCTURE TO DEVELOP THE FULL STRENGTH OF THE REINFORCING. PROVIDE ANCHORAGE OF ALL REINFORCING BARS INTO CONCRETE AS REQUIRED TO SATISFY ACI 318 HOOK DEVELOPMENT, CONFINEMENT, AND ANCHORAGE CRITERIA.
- ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- ALL CONCRETE REINFORCEMENT SHALL BE IDENTIFIED, FABRICATED, LABELED, SUPPORTED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE STANDARD PRACTICES FOR REINFORCED CONCRETE. ACI 318[®] AND THE "MANUALS OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315 (LATEST EDITION).
- ALL REINFORCING STEEL AND EMBEDMENT SHALL BE SECURELY TIED AND SUFFICIENTLY SUPPORTED TO MAINTAIN THE REQUIRED CLEARANCE TO TOP AND BOTTOM OF CONCRETE CONSTRUCTION ACTIVITIES.
- CONTINUOUS REINFORCEMENT SHALL BE PROVIDED WHEREVER POSSIBLE. REINFORCEMENT SHALL BE PLACED ONLY AS SHOWN OR NOTED IN THE STRUCTURE CONTRACT DOCUMENTS. STAGGER SPICES WHERE POSSIBLE, USE FULL TENSION SPICE (CLASS "B") UNLESS NOT OTHERWISE. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED REINFORCING. ALL TOP AND BOTTOM SPICES SHALL BE IN ACCORDANCE WITH SPICE TABLE AND DETAILS SHOWN ON DRAWINGS. TERMINATE BARS WITH STANDARD HOOKS.
- REINFORCING STEEL SHALL NOT BE WELDED OR TACK WELDED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE SLAB UNLESS CONSTRUCTION IS REQUIRED TO BE SUPPORTED IN THE CENTER TO UPON 1/8" OF THE SLAB

WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE.
WOODS TO BE TREATED WITH PRESERVATIVE.
FLOOR SHEATHING SHALL BE TONGUE AND GROOVE RATED, EXPOSURE 1, 2/332.
PLYWOOD, FLOOR SHEATHING SHALL BE GLUED AND Nailed W/ 10" RING SHANK NAILS @ 4"
ON CENTER.
WALL SHEATHING SHALL BE CONSTRUCTED W/ APA RATED, EXPOSURE 1, 1/532 SHEATHING.
SHEATHING SHALL BE ATTACHED W/ 100 COMMON NAILS @ 3' O. C. AT PANEL EDGES AND 6' O. C.
IN FIELD.
ROOF SHEATHING SHALL BE CONSTRUCTED WITH APA RATED, EXPOSURE 1, 1/502 SHEATHING.
SHEATHING SHALL BE ATTACHED W/ 100 COMMON NAILS @ 3' O. C. AT PANEL EDGES AND 6' O. C.
IN THE FIELD. ALL PANEL EDGES SHALL BE BLOCKED OR ATTACHED WITH SIMPSON
PSCA PANEL SHEATHING CLIPS. NAIL HEADS SHALL NOT PENETRATE THE OUTER SURFACE OF SHEATHING.
WOOD TRUSSES DESIGNED AND FABRICATED BY CONTRACTOR SHALL BE THE SOLE
RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS, DESIGN LOAD DATA, AND
SUPPORT RECTIONS FOR REVIEW BY AN E.P. ENGINEER.
PROJECT STATE
ERECTION AND TEMPORARY BRACING: PRE-FABRICATED WOOD TRUSSES SHALL BE IN
CONFORMANCE WITH THE RECOMMENDATION OF THE TRUSS MANUFACTURER. EACH COMMON
ROOF TRUSS RAFTER TO TOP PLATE WITH SIMPSON N-10 OR H-17 HURRICANE CLIPS AT ALL
RAFTER TO Rafter JOINTS. USE 1/2" X 6" X 10' LVL AT GIRDER TRUSSES. PROVIDE A MIN. OF 2 STUDS UNDER
GIRDER TRUSS BEARING.

- DOUBLE TRUSSES SHALL BE NAILED TOGETHER W/ 10S @ 12" O.C. EACH SIDE, TOP AND BOTTOM
- CONTRACTOR TO REFER TO "STANDARD FOR HURRICANE RESISTANT STRUCTURE STD 10-09 FOR FRAMING REQUIREMENTS OF WOOD FRAMED WALL SYSTEMS
- CONTRACTOR TO BE TESTED AND CERTIFIED TO MEET THE REQUIREMENTS OF COMPLIANCE WITH THE NFP REFER TO THE FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS TECHNIQUE BULLETIN 2 (FEMA 19-2)
- REFER TO AISC (WOOD FRAME CONNECTION MANUAL) FOR ONE AND TWO FAMILY DWELLING 2ND EDITION
- STANDARD FOR RESIDENTIAL CONNECTION IN HIGH-WIND REGIONS REFER TO ICC 303
- SECTION 6 OF 800-2021
- CONNECTIONS FOR THE STRUCTURAL TIMBER SHALL BE GALVANIZED SIMPSON STRONG TIE CONNECTORS OR APPROVED EQUAL. THE NUMBER OF FASTENERS PER CONNECTION SHALL BE THE MAX. ALLOWED FOR THAT PARTICULAR FASTENER.
- REFER TO TABLE E-2305 (1) OF THE SCHEDULE FOR THE MAX. ALLOWED OTHERWISE NOTED.
- ALL FRAMING PER FBC, R 2020
- ALL EXPOSED LUMBER TO BE PRESSURE TREATED TO AWPDA STANDARDS.
- LUMBER SPY NO. 2 OR BETTER TO BE USED IN STUDS MINIMUM
- ABIDE BY THE FRAMING REQUIREMENTS OF FBC, R 2020 WITH PARTICULAR ATTENTION TO CORNER BRACING (5 STUD MIN) LATERAL SUPPORT, LATERAL BRACING, STAIR AND HANDRAIL FRAMING.
- USE SIMPSON OR EQUAL, HD54 HOLD-DOWNS ADJACENT WALL OPENINGS WIDTH NOT MORE THAN 3 FT. (BOTH SIDES)
- SIDE WALL HEIGHT 10 FEET OR LESS SHALL BE FRAMED WITH MINIMUM GRADE #2 LUMBER AND OPENING TRIMMED TO 6" PLATE AND STUDS ON 16 INCH CENTERS. TOP PLATE SPLICES SHALL LAP 4 FEET AND NAILED WITH 6-16 NAILS.
- IF WINDOW IS LESS THAN 36" FROM CORNER, INSTALL STUDS AT 4" O.C. IN BETWEEN CORNER AND OPENING. TRIMLE TO 6" PLATE AND STUDS MINIMUM
- 36" OPENING REQUIRE 1 JAMB STUD AND 1 JACK STUD ON BOTH SIDES OF OPENING.
- SIDE WALL HEIGHT GREATER THEN 10 FEET SHALL BE DESIGNED BY REGISTERED ENGINEER OR ARCHITECT
- HEADERS SHALL BE PROVIDED AT ALL DOORS AND WINDOWS. THE MINIMUM NUMBER OF FULL LENGTH HEADERS SHALL BE EACH END OF A HEADER BEAM SHALL BE FOR 6 FEET AND SHORTER HEADERS SHALL BE 10 FEET LONG. ALL HEADERS TO BE BUILT USING FULL LENGTH STUDS OR CRIPPLE STUDS. HEADERS STUDS, AND AT LEAST ON WALL STUD AT EACH SIDE OF OPENINGS.
- REFER TO FBC, R 2020-HEADER DESIGN CHART FOR HEADER SPANS, SIZE AND DESIGN.
- REFER TO FBC, R 2020 FOR MINIMUM WALL AND HEADER STUD REQUIREMENTS.
- ALL WALLS AND HEADERS WHERE APPLICABLE SHALL BE BUILT USING FULL LENGTH STUDS CONTINUOUS FROM FLOOR TO ROOF (BALLOON FRAMING), WHERE BALLOON FRAMED GABLE END WALLS ARE NOT POSSIBLE ON FLOOR CEILING DIAPHRAGM MUST BE PROVIDED TO Laterally SUPPORT THE HORIZONTAL JOINT BETWEEN THE WALL BELOW AND THE WALL OR GABLE ABOVE.
- WALL HEIGHTS LESS 10 FEET USE SIMPSON OR EQUAL SPI AT BOTTOM OF WALL TO WALL. SPI SHALL BE 16" LONG AND 1/2" DIA. CONTRACTOR ALTERNATE SPI1 AND SPI2 NOT NEEDED IF CONTINUOUSLY SHEATHED WITH 1/2X2 INCH C/P PLYWOOD OR 1/2 INCH 2-M-W AND 2-4 PLY PARTICLE BOARD. SHEATHING SHALL BE NAILED 4 INCHES ON ALL EDGES AND 6 INCHES IN THE FIELD WITH #4 GALV. RING SHANK
- SHEATHING SHALL BE 1/2" THICK ON TOP MEMBER AT DOUBLE PLATES
- A THIRD STUD AND PARTIAL INTERSECTION BACKING STUDS SHALL BE PERMITTED TO OMITTED THROUGH THE USE OF WOOD BACKING PLAYS, METAL, DRYWALL, CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS

ENGINEERED RAILING SYSTEM AND CONNECTION OF SAME TO THIS STRUCTURE OF SHALL DESIGN BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. THE CONFIGURATION OF THE RAILING SYSTEM SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

3. RAILING SYSTEM AND CONNECTIONS SHALL BE DESIGNED FOR APPLICABLE LOADS AS INDICATED ON THE DRAWINGS AND IN THE BUILDING CODES.

4. THE LOADS SHALL BE CLEARLY INDICATED ON SHOP DRAWINGS IN SHOCK COMPLY WITH ALL APPLICABLE CODES.

5. SHOP DRAWINGS SHALL SHOW AND SPECIFY CONNECTIONS UTILIZED WITHIN THE RAILING SYSTEM AS WELL AS CONNECTIONS TO AND NOTES IMPOSE UPON THE STRUCTURAL SYSTEM SHOWN ON THE DRAWINGS.

[illegible]

- ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530/ASCE 5/MS E-602 "BUILDING CODE REQUIREMENTS FOR MASONRY" AND ACI 530/ASCE 5/MS E-602 "SPECIFICATIONS FOR MASONRY STRUCTURES," LATEST EDITION.
- MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH A COMPRESSIVE STRENGTH OF NOT LESS THAN 1500 PSI (FM-1500 PSI). MASONRY SHALL BE TYPE "N" OR "S" AND MEET ASTM C-270.
- GROUT SHALL BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476 AND SHALL BE PLACED IN ALL JOINTS AND IN THE SPACES BETWEEN THE UNITS WITH A MINIMUM OF 1 INCHES AND WITH 3/8 MAXIMUM AGGREGATE.
- FOR TYPE HOOKED, DOWELS IN FOUNDATION FOR VERTICAL REINFORCING ABOVE REVERT TO REINFORCING DETAIL.
- BLOCK CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENING AND AS SHOWN ON THE DRAWINGS. DOWELS SHALL BE PLACED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE NOTED, REINFORCING SPECIFICATIONS ARE TO CONFINED CONCRETE AND GROUT AREA AS REQUIRED.
- MASONRY SHALL BE Laid IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE. AT FIELD JOINTS, THE JOINTS SHALL BE STAGGERED.
- PROVIDE A GAUGE GALVANIZED HORIZONTAL JOINTS REINFORCING AND/ALTERNATE BLOCK COURSES. LAID TYPE TYPE Y RECOMMENDED WITH REINFORCED FILLED CELLS. PROVIDE REINFORCING DETAIL FOR ALL JOINTS.
- CONTROL JOINTS SHALL BE CONSTRUCTED IN CONCRETE MASONRY CONSTRUCTION AT A MAXIMUM AND HORIZONTAL SPACING BETWEEN JOINTS OF 25 FEET AND NOT MORE THAN 120" VERTICALLY. SEE SECTION 05050 FOR REINFORCING DETAIL. FOR CONCRETE MASONRY, INTERIOR CONTROL JOINTS ARE THE MAXIMUM HORIZONTAL SPACING OF 32 FEET OR 16 FEET FROM CORNERS. NO JOINTS SHELLY LOCATED WITHIN 2 FEET OF STEEL BEAM BEARINGS.
- ALL REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE REINFORCING DETAIL ON THE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENT AT CONTROL JOINTS.
- CLEAR OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF CELLS TO BE GROUT FILLED. ALL REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE REINFORCING DETAIL ON THE REBAR SHALL BE TIED AT THE CLEANOUT AND CLEANOUT SHALL BE SEALED.
- ALL REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE REINFORCING DETAIL ON THE INSIDES OF SUCH CELL WALLS.

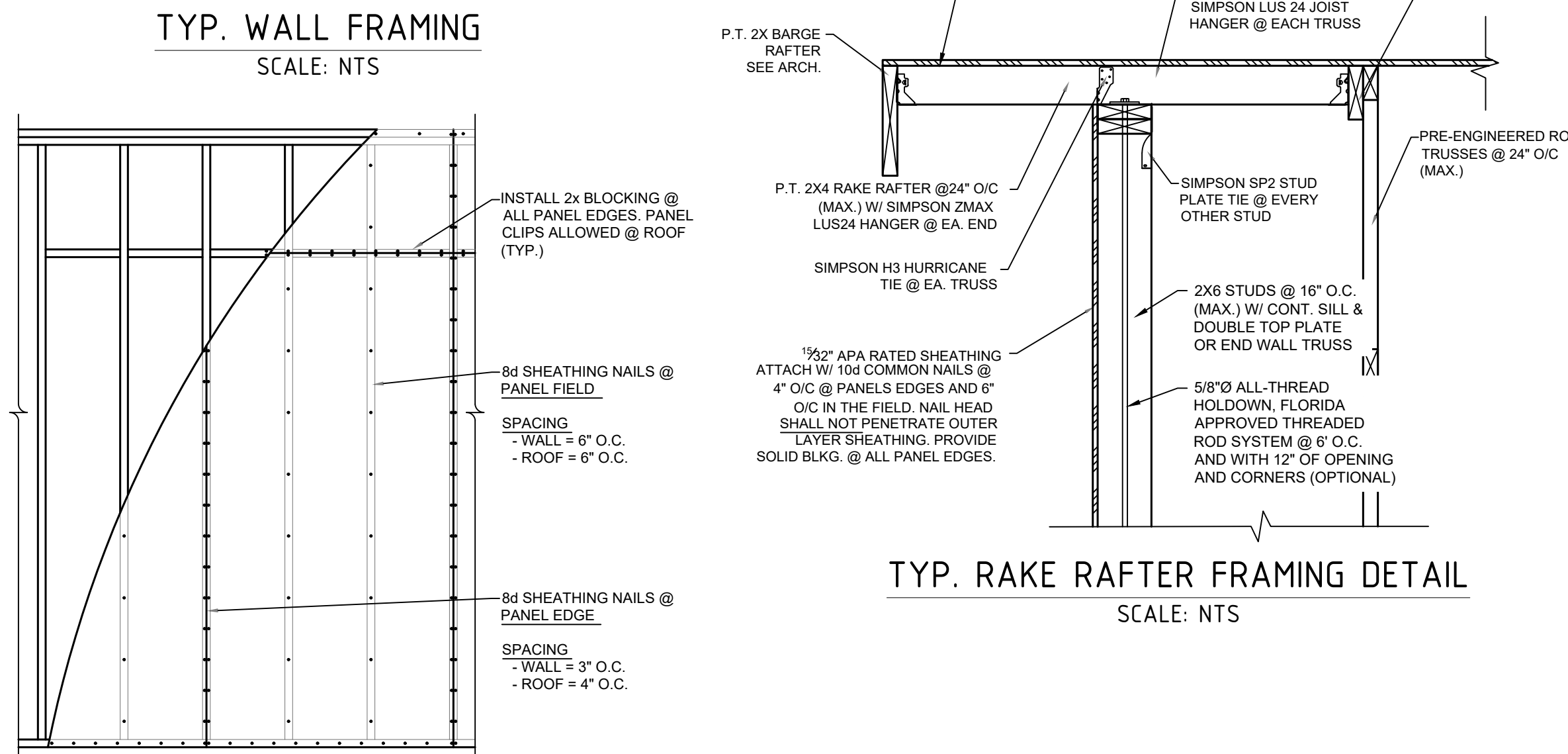
RAFTER-JOIST SYSTEMS

1. RAFTERS SHALL BE GROUP 11 SPECIES LUMBER AND SIZED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCT ASSOCIATION'S SPAN TABLES FOR JOIST AND RAFTERS. SPACING SHALL BE 24 INCHES ON CENTER MAXIMUM.
2. A MINIMUM 1" BOARD IS REQUIRED FOR RAFTERS. THE RIDGE BOARD SHALL BE NOMINAL 2 INCHES AND NOT LESS THAN THE DEPTH CUT OF THE RAFTER. RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE ONE ANOTHER.
3. A COLLAR BEAM SHALL BE NAILED IN THE UPPER THIRD OF THE ROOF TO EVERY THIRD PAIR OF RAFTERS.
4. UPLIFT CONNECTOR SHALL BE PROVIDED AT RAFTER BEARING. UPLIFT CONNECTOR SHALL BE FROM RAFTER TO SECOND PLATE OR FROM RAFTER TO STUD.

6. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH TPI DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES.
7. ALL CHORDS AND BRACING SHALL BE IN ACCORDANCE WITH TPI DESIGN SPECIFICATION FOR METAL PLATE CONNECTED PARALLEL CHORD WOOD TRUSSES.
8. TRUSS DESIGN SUBMITTALS SHALL INDICATE DESIGN WIND SPEED, HEIGHT ABOVE GROUND, AND EXPOSURE CATEGORY.
9. TRUSS SPACING SHALL BE NO MORE THAN 24 INCHES ON CENTER FOR ROOF AND 16" O.C. FOR FLOOR.
10. ORDER TRUSSES SHALL BE DESIGNED TO FUNCTION ALSO AS DRAG STRUTS.
11. TRUSS DESIGN SUBMITTALS AND ERECTION INSTRUCTION SHALL SHOW BOTH UP-LIFT AND LATERAL CONNECTIONS AND HOW THEY ARE TO BE DETAILLED.
12. TOP CHORD OF TRUSSES SHALL BE GROUP 1 SPECIES LUMBER.
13. UP-LIFT CONNECTORS SHALL BE PROVIDED AT TRUSSES BEARING TO RESIST UP-LIFT AND LATERAL MOVEMENT. UP-LIFT CONNECTORS SHALL BE PART OF THE TRUSS DESIGN.
14. USED TRUSSES TO TRUSS CONNECTIONS SHALL BE PART OF THE TRUSS DESIGN.
15. ROOF SHEATHING SHALL BE 6 INCH EXPOSURE, C-P DPLYW 3/4 INCH 24X96 OR 24X36.
16. SHEATHING SHALL BE STAGGERED. SHEATHING SHALL BE NAILLED WITH 8D GALV. RING SHANK NAILS AT 12 INCHES ON CENTER AT GABLE END WALL OR TRUSS, AND 16 INCHES ON CENTER AT EACH END WALL OVERHANG SHALL NOT EXCEED 12 INCHES. WITH OUT-LOOKERS ON 24 INCH CENTER.
17. GABLE END WALL BRACING SHALL BE PROVIDED PERPENDICULAR TO THE RAFTERS OR TRUSS SPACING AT EACH END WALL AND SHALL BE SPACED AT A FEET MAXIMUM ON CENTER. BRACING SHALL BE GROUP 1 SPECIES LUMBER.
18. ALL SHEATHING SHALL BE WOOD STRUCTURAL PANEL, WOOD STRUCTURAL PANELS INCLUDE OSB OR PLYWOOD. SHEATHING SHALL BE NAILLED WITH 8D GALV. RING SHANK NAILS ON WOOD-BASED MATERIAL, AND METAL FORMED MATERIAL, AND METAL FORMED PANELS SHALL BE ORIENTED STRAND BOARD AND WAFFER BOARD. PANELS SHALL BE LOCATED AS MEETING THE REQUIREMENTS OF DOCUMENT.
19. SEE TRUSS MANUFACTURER'S DRAWING FOR LOCATION OF ALL INTERIOR FOOTINGS.

OPENING SIZE	No. OF HEADER STRAPS	No. OF JAMB STUD TIES	OPENING HOLD DOWN	CORNER HOLD DOWN
8'-0"	2	2	HDU2-SDS2.5	HDU2-SDS2.5
7'-0"	2	2	HDU2-SDS2.5	HDU2-SDS2.5
6'-0"	2	2	HDU2-SDS2.5	HDU2-SDS2.5
5'-0"	1	1	HDU2-SDS2.5	HDU2-SDS2.5
4'-0"	1	1	HDU2-SDS2.5	HDU2-SDS2.5
3'-0"	1	1	HDU2-SDS2.5	HDU2-SDS2.5
@ 32" TYP.	1		SIMPSON MSTA49 FOR ENTIRE HOUSE	

OPENING SIZE	No. CRIPPLES	No. KING STUDS
0'-0" TO 3'-0"	2	2
3'-1" TO 6'-0"	2	2
6'-1" TO 9'-0"	3	3
9'-1" TO 12'-0"	4	4



SCALE: NTS

SIMPSON MSTA49 @32" OC, within 12" of Opening/Ends

CORNER HOLD DOWN
HDU2-SDS2.5
HDU2-SDS2.5

HDU2-SDS2.5	SCALE: NTS
HDU2-SDS2.5	
R ENTIRE HOUSE	

DRAWING TITLE:

PREPARED FOR:
PHYSICAL ADDRESS:
MAIL ADDRESS:
PARCEL No: -

DRAWN BY:	Wilbert S. Almodovar Sr.
DATE:	
APPROVED BY:	-
APPROVED DATE:	-

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Disclaimer:

OBSERVED EXTERIOR CONDITION

The exterior structure appears generally maintained, with an intact roof, painted masonry walls, and windows visible from the street. The lawn has patchy and bare areas, and a visibly damaged vehicle, miscellaneous outdoor items, and vegetation growth are present near the driveway and side yard.

PROPERTY APPRAISER SHEET

SITE PHOTOGRAPHS

Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Parcel ID	19998-010-000	Owner	ARN INVESTMENT PROPERTIES LLC	Last 2 Sales	
Class Code	SINGLE FAMILY		428 THOMAS DR	Date	Price
Taxing District	16		PANAMA CITY BEACH, FL 32408	4/12/2022	\$170000
				3/30/2022	\$100
Acre	0.367	Physical Address	803 OAK AVE	Reason	Qual
		Just Value	Value \$237366	n/a	Q
				n/a	U

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

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