



VARIANCE APPLICATION

City of Atlantic Beach
Community Development Division
800 Seminole Road Atlantic Beach, FL 32233
(P) 904-247-5800

FOR INTERNAL OFFICE USE ONLY
PERMIT# ZVAR26-0005

\$500.00 Application Fee

****Please submit form in person or to building-dept@coab.us**

APPLICANT INFORMATION

NAME Tom Shaw

EMAIL tshaw202@gmail.com

ADDRESS 305 20th st. CITY Atlantic Beach STATE FL. ZIP CODE 32233

PROPERTY LOCATION **Selva Marina Garden** PHONE # **904-614-5096** CELL #

RE# 172020-5042 BLOCK # _____ LOT # _____

LOT/PARCEL SIZE **5844** ZONING CODE ~~RS1 PUD~~ UTILITY PROVIDER (water) COAB, (Elec) JEA

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION Residential Low Density

Bear setback & Impervious coverage

Homeowner's Association or Architectural Review Committee approval required for the proposed construction

YES NO (if yes, this must be submitted with any application for a Building Permit)

Statement of facts and site plan related to requested Variance, which demonstrates compliance with Section 24-65 of the Zoning, Subdivision and Land Development Regulations, a copy of which is attached to this application. Statement and site plan must clearly describe and depict the Variance that is requested.

PROVIDE ALL OF THE FOLLOWING INFORMATION

(all information must be provided before an application is scheduled for any public hearing):

1. Accurate, to-scale boundary survey prepared by a registered land surveyor within one year of the date of submission that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not the owner, notarized written authorization from owner is required.

"In lieu of signed, sworn and notarized signatures of the property owner, agent and/or contractor, and under penalties of perjury, I declare that I have read and examined the foregoing application and that the facts stated in it are true and correct."

Signed by:

SIGNATURE OF APPLICANT

Tom Shaw

PRINT OR TYPE NAME OF APPLICANT

1/19/2026

The following paragraph sets forth reasons for which a Variance may be approved, please check the circumstances that apply to your request and briefly describe them in the space provided.

Grounds for approval of a Variance: A Variance may be granted at the discretion of the Community Development Board, for the following reasons.

1. Exceptional topographic conditions of or near the property.

Minimal vegetation / trees shielding our backyard from the sun. Rendering it uncomfortable for 9 months of the year at our age to enjoy.

2. Surrounding conditions or circumstances impacting the property disparately from nearby properties.

Homes to west of us have sun rooms attached to the homes that are within the 20ft set backs. Homes on opposite side of 20th st. have room additions within the 20ft set backs.

3. Exceptional circumstances preventing the reasonable use of the property as compared to other properties in the area.

Minimal vegetation / trees shielding our backyard from the sun. Rendering it uncomfortable for 9 months of the year at our age to enjoy.

4. Onerous effect of regulations enacted after platting or after development of the property or after construction of improvements upon the property.

We feel strongly the onerous effect is a loss of enjoyable use of the rear part of our property.

5. Irregular shape of the property warranting special consideration.

N/A

6. Substandard size of a Lot or Record warranting a Variance in order to provide for the reasonable use of the property.

The rear set back of 20ft on lot is substandard, in that the inability to "legally" erect a shade cover in our small rear yard for shaded outside enjoyment renders limited enjoyable outdoors usage at our age.

- a. Approval of a Variance. To approve an application for a Variance, the Community Development Board shall find that the request is in accordance with the preceding terms and provisions of this Section and that the granting of the Variance will be in harmony with the Purpose and Intent of this Chapter.
- b. Approval of Lesser Variances. The Community Development Board shall have the authority to approve a lesser Variance than requested if a lesser Variance shall be more appropriately in accord with the terms and provisions of this Section and with the Purpose and Intent of this Chapter.
- c. Nearby Nonconformity. Nonconforming characteristics of nearby Lands, Structures or Buildings shall not be grounds for approval of a Variance.
- d. Waiting period for re-submittal. If an application for a Variance is denied by the Community Development Board, no further action on Another application for substantially the same request on the same property shall be accepted for 365 days from the date of denial.
- e. Time period to implement Variance. Unless otherwise stipulated by the Community Development Board, the work to be performed pursuant to a Variance shall begin within six (6) months from the date of approval of the Variance. The Community Development Director, upon finding of good cause, may authorize a one-time extension not to exceed an additional six (6) months, beyond which time the Variance shall become null and void.
- f. A Variance, which involves the Development of Land, shall be transferable and shall run with the title to the Property unless otherwise stipulated by the Community Development Board.

ADDITIONAL COMMENTS:

PUD (Selva Marina Garden) requires a 20' rear yard for single-family roads.

VARIANCE REQUEST #1:

We are requesting a 10ft set back to allow for a covered porch. This will allow for enjoyable use of our back yard. The request for the covered porch is to be built over the existing current concrete patio / impervious area in the rear yard. There would be no NET Increase on impervious coverage on the rear of our property.

Hardship:

Currently we have no covering or shade, rendering our back yard difficult to enjoy approximately 9months a year. The area is currently a concrete patio that we wish to build a covering over for shade and outdoor enjoyment.

VARIANCE REQUEST #2:

We are requesting to maintain the impervious / pervious lot coverages as existing currently. There would be no NET increase of impervious coverage

Hardship:

Currently we have no covering or shade, rendering our back yard difficult to enjoy approximately 9 months a year. By obtaining approval of building the requested covered porch over the existing concrete patio we would gain enjoyable use of our back yard.

Existing impervious coverage calculations = 48.1%

7292 sft Total lot area

3483.75 Impervious lot coverage (1287.75 sft of concrete impervious coverage, 2196 sft of total house structure coverage)

Proposed impervious coverage calculations (No change from existing)

Existing: 48.1% impervious coverage

- 7292 sft Total lot area

- 3483.75 Impervious lot coverage

(1127.75 sft of concrete impervious coverage, 2356 sft of total house structure coverage)

2025 NOTICE OF PROPOSED PROPERTY TAXES
Duval County, Florida

DO NOT PAY
THIS IS NOT A BILL



6706
SHAW THOMAS H
SHAW RHONDA J
305 20TH ST
(2 of 2) ATLANTIC BEACH FL 32233-4503

RE No: 1720205042R

Use: 0100

Dist: USD3

Prop. Address: 305 20TH ST

Legal Description:
37-84 09-2S-29E .13
SELVA MARINA GARDEN
E 11.5FT LOT 17,LOT 18

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	Prior (2024) Taxable Value*	Your Final Tax Rate and Taxes Last Year (2024)		Current (2025) Taxable Value*	Your Tax Rate and Taxes This Year if NO Budget Change is Made		Your Tax Rate and Taxes This Year if PROPOSED Budget Change is Made	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES		COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE
County Public Schools:	177,116	8.0262	1,421.57	182,980	7.5765	1,386.35	8.0262	1,468.63
By State Law	202,116	3.0920	624.94	208,702	2.9947	625.00	3.0950	645.93
By Local Board	202,116	2.2480	454.36	208,702	2.1458	447.83	2.2480	469.16
School Board Voted	202,116	1.0000	202.12	208,702	1.0000	208.70	1.0000	208.70
FL Inland Navigation Dist.	177,116	0.0288	5.10	182,980	0.0270	4.94	0.0288	5.27
Atlantic Beach	177,116	2.8410	503.19	182,980	2.6312	481.46	2.8410	519.85
Water Mgmt Dist. SJRWMD	177,116	0.1793	31.76	182,980	0.1703	31.16	0.1793	32.81
TOTAL AD VALOREM PROPERTY TAXES			3,243.04			3,185.44		3,350.35

PROPERTY APPRAISER VALUE INFORMATION

	MARKET (JUST) VALUE	ASSESSED VALUE (Before Exemptions)	ASSESSED VALUE (Before Exemptions)
		Applies to School Millage	Applies to Non-School Millage
PRIOR YEAR (2024)	716,140	227,116	227,116
CURRENT YEAR (2025)	779,788	233,702	233,702

Applied Assessment Reduction	Applies To	Prior Value (2024)	Current Value (2025)
Save Our Homes or Portability Benefit	All Taxes	489,024	546,086
Agricultural Classification	All Taxes	0	0
Non-Homestead 10% Cap Benefit	Non-School Taxes	0	0
Exemptions	Applies To	Prior Value (2024)	Current Value (2025)
Charitable & Institutional	All Taxes	0	0
First Homestead or TPP	All Taxes	25,000	25,000
Additional Homestead	Non-School Taxes	25,000	25,722
Disability	All Taxes	0	0
Limited-Income Senior 1	County/Municipal Taxes	0	0
Limited-Income Senior 2 (25 yrs)	County/Municipal Taxes	0	0
Widow/Widower	All Taxes	0	0
Historic Preservation	County Operating Taxes	0	0
Deployed Service Member Exemption	All Taxes	0	0

If you feel that the **market value** of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please visit the Duval County Property Appraiser's Office at 231 E. Forsyth Street, Jacksonville, Florida 32202, call (904) 255-5900 or one of the numbers on the back of this notice.

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or exemption, you may file a petition for an adjustment with the **Duval County Value Adjustment Board**. Petition forms are available online at www.duvalpa.com or at the address above.

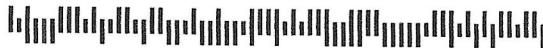
Petitions must be filed on or before

SEE REVERSE SIDE FOR EXPLANATIONS OF THE COLUMNS AND SECTIONS ABOVE.

September 9, 2025

2025 NOTICE OF PROPOSED PROPERTY TAXES
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6706***P1 T32 *****5-DIGIT 32224
SHAW THOMAS H
SHAW RHONDA J
305 20TH ST
ATLANTIC BEACH FL 32233-4503

(1 of 2)

RE No: 1720205002R

Use: 9600

Dist: USD3

Prop. Address: SEMINOLE RD

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	Prior (2024) Taxable Value*	Your Final Tax Rate and Taxes Last Year (2024)		Current (2025) Taxable Value*	Your Tax Rate and Taxes This Year if NO Budget Change is Made		Your Tax Rate and Taxes This Year if PROPOSED Budget Change is Made	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County Public Schools:	105	8.0262	0.84	105	7.5765	0.80	8.0262	0.84
By State Law	105	3.0920	0.32	105	2.9947	0.31	3.0950	0.32
By Local Board	105	2.2480	0.24	105	2.1458	0.23	2.2480	0.24
School Board Voted	105	1.0000	0.11	105	1.0000	0.11	1.0000	0.11
FL Inland Navigation Dist.	105	0.0288	0.00	105	0.0270	0.00	0.0288	0.00
Atlantic Beach	105	2.8410	0.30	105	2.6312	0.28	2.8410	0.30
Water Mgmt Dist. SJRWMD	105	0.1793	0.02	105	0.1703	0.02	0.1793	0.02
TOTAL AD VALOREM PROPERTY TAXES		1.83				1.75		1.83

PROPERTY APPRAISER VALUE INFORMATION

	MARKET (JUST) VALUE	ASSESSED VALUE (Before Exemptions) Applies to School Millage	ASSESSED VALUE (Before Exemptions) Applies to Non-School Millage
PRIOR YEAR (2024)	105	105	105
CURRENT YEAR (2025)	105	105	105

Applied Assessment Reduction	Applies To	Prior Value (2024)	Current Value (2025)
Save Our Homes or Portability Benefit	All Taxes	0	0
Agricultural Classification	All Taxes	0	0
Non-Homestead 10% Cap Benefit	Non-School Taxes	0	0
Exemptions	Applies To	Prior Value (2024)	Current Value (2025)
Charitable & Institutional	All Taxes	0	0
First Homestead or TPP	All Taxes	0	0
Additional Homestead	Non-School Taxes	0	0
Disability	All Taxes	0	0
Limited-Income Senior 1	County/Municipal Taxes	0	0
Limited-Income Senior 2 (25 yrs)	County/Municipal Taxes	0	0
Widow/Widower	All Taxes	0	0
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September 9, 2025

