

**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](mailto:building-dept@coab.us)**

**APPLICANT INFORMATION**NAME Tom Shaw EMAIL tshaw202@gmail.comADDRESS 305 20th st. CITY Atlantic Beach STATE FL. ZIP CODE 32233PROPERTY 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) JEACOMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION Residential Low DensityPROVISION FROM WHICH VARIANCE IS REQUESTED Rear 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:

*Thomas H Shaw***Tom Shaw**

1/19/2026

SIGNATURE OF APPLICANT

PRINT OR TYPE NAME OF APPLICANT

DATE

**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**

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

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

(2 of 2)

**RE No:** 1720205042R

**Use:** 0100

**Dist:** USD3

**Prop. Address:** 305 20TH ST

**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 <b>NO</b> Budget Change is Made		Your Tax Rate and Taxes This Year if <b>PROPOSED</b> 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	177,116	8.0262	1,421.57	182,980	7.5765	1,386.35	8.0262	1,468.63
Public Schools:								
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
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			3,243.04			3,185.44		3,350.35

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET (JUST) VALUE	ASSESSED VALUE (Before Exemptions) Applies to School Millage	ASSESSED VALUE (Before Exemptions) Applies to Non-School Millage
<b>PRIOR YEAR (2024)</b>	716,140	227,116	227,116
<b>CURRENT YEAR (2025)</b>	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](http://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**



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Duval County, Florida

**DO NOT PAY**  
**THIS IS NOT A BILL**

**Legal Description:**  
37-84 09-2S-29E .031  
SELVA MARINA GARDEN  
TRACT A



6706\*\*\*P1 T32 \*\*\*\*\*AUTO\*\*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 <b>NO</b> Budget Change is Made		Your Tax Rate and Taxes This Year if <b>PROPOSED</b> 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	105	8.0262	0.84	105	7.5765	0.80	8.0262	0.84
Public Schools:								
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
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			1.83			1.75		1.83

**PROPERTY APPRAISER VALUE INFORMATION**

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<b>PRIOR YEAR (2024)</b>	105	105	105
<b>CURRENT YEAR (2025)</b>	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
Historic Preservation	County Operating Taxes	0	0
Deployed Service Member Exemption	All Taxes	0	0

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**September 9, 2025**

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**PARCEL 2: TRACT "A", SELVA MARINA GARDEN, ACORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 84. OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**



**NOTES:**

1. BEARINGS ESTABLISHED FROM PLAT BOOK 37 PAGE 84.  
2. BEARING OF S 00 02'41"E OF SEMINOLE ROAD HELD FIXED.  
3. FIELD WORK 06-16-2020

**SELVA MARINA GARDEN TWO  
PLAT BOOK 38, PAGE 39**



Impervious Area - 48.1%  
Foundation - 2196sf  
Concrete - 1287.75sf  
Shed - 24 5sf

10448 ST AUGUSTINE ROAD  
JACKSONVILLE, FLORIDA 32257  
PHONE (904)-624-3399 ROONEYSONS@AOL.COM

WESTCOR LAND TITLE INSURANCE COMPANY TITLE AMERICA REAL ESTATE CLOSINGS INC.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;

ZONE X PANEL 12031C0407J DATE 11-02-18 / DUVAL COUNTY, FLORIDA.

P.O.C.—POINT OF COMMENCEMENT
P.O.B.—POINT OF BEGINNING
P.C.—POINT OF CURVATURE
P.T.—POINT OF TANGENT
P.R.C.—POINT OF REVERSE CURVA
P.C.C.—POINT OF COMPOUND CUR
P.I.—POINT IF INTERSECTION
P.C.P.—PERMANENT CONTROL POIN
P.R.P.—PERMANENT REFERENCE PO
R/W—RIGHT-OF-WAY CT.—COUR
L—ARC LENGTH R—RADIUS
Δ—DELTA ANGLE T—TANGENT

R.L.S.—REGISTERED LAND SURVEYOR  
PROP.—PROPOSED C/L—CENTER LINE  
L.B.—LICENSE BUSINESS  
O.R.V.—OFFICIAL RECORDS VOLUME  
O.R.B.—OFFICIAL RECORDS BOOK  
D.B.—DEED BOOK PG.—PAGE  
P.B.—PLAT BOOK M.B.—MAP BOOK  
CO.—COUNTY FL.—FLORIDA  
AVE.—AVENUE ST.—STREET  
C.B.D.—CHORD BEARING AND DISTANCE  
COMP.—COMPUTED (R).—RADIAL  
P—PLAT C—COMP. D—DEED

N-NORTH	S-SOUTH	E-EAST	W-WEST	
EX-EXCEPTION	TYP-TYPICAL			
F.F.-FINISH FLOOR	EL-ELEVATION			P.S.M.-
BLK.-BLOCK	FND.-FOUND			J.E.A.-
I.P.-IRON PIPE	RB.-REBAR			P.R.M.-
CONC.-CONCRETE	A/C-AIR CONDITIONER			
ESMT.-EASEMENT	ELEC.-ELECTRIC			RD.-R
B.R.L.-BUILDING RESTRICTION LINE				
F.Z.B.L.-FLOOD ZONE BOUNDARY LINE				P.L.S.-
APPROX.-APPROXIMATE	EXIST.-EXISTING			
A.K.A.-ALSO KNOWN AS	N/F-NOW OR FORMERLY			
N.G.V.D.-NATIONAL GEODETIC	VERTICAL DATUM			

P.S.M.-PROFESSIONAL SURVEYOR/MAPPER  
J.E.A.-JACKSONVILLE ELECTRIC AUTHORITY  
P.R.M.-PERMANENT REFERENCE MONUMENT  
BLVD.-BOULEVARD LA.-LANE  
RD.-ROAD No.-NUMBER SEC.-SECTION  
TWP.-TOWNSHIP RNG.-RANGE  
P.L.S.-PROFESSIONAL LAND SURVEYOR  
NO UNDERGROUND LOCATIONS  
LOCATED THIS SURVEY

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.  
EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.  
THIS SURVEY DOES NOT DETERMINE OWNERSHIP.  
THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

□ DENOTES CONCRETE MONUMENT  
 ○ DENOTES IRON PIPE  
 SET-DENOTES SET 5/8"x 18"  
 REBAR L.B.5684

DATE SIGNED: 06-17-2020  
Anthony P. O'Neil  
 ANTHONY PAUL O'NEIL PSM 5684



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10448 ST AUGUSTINE ROAD  
JACKSONVILLE, FLORIDA 32257  
PHONE (904)-624-3399 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO • *THOMAS H. & RHONDA J. SHAW*

WESTCOR LAND TITLE INSURANCE COMPANY TITLE AMERICA REAL ESTATE CLOSINGS INC.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

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ZONE X PANEL 12031C0407J DATE 11-02-18 / DUVAL COUNTY, FLORIDA.

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