

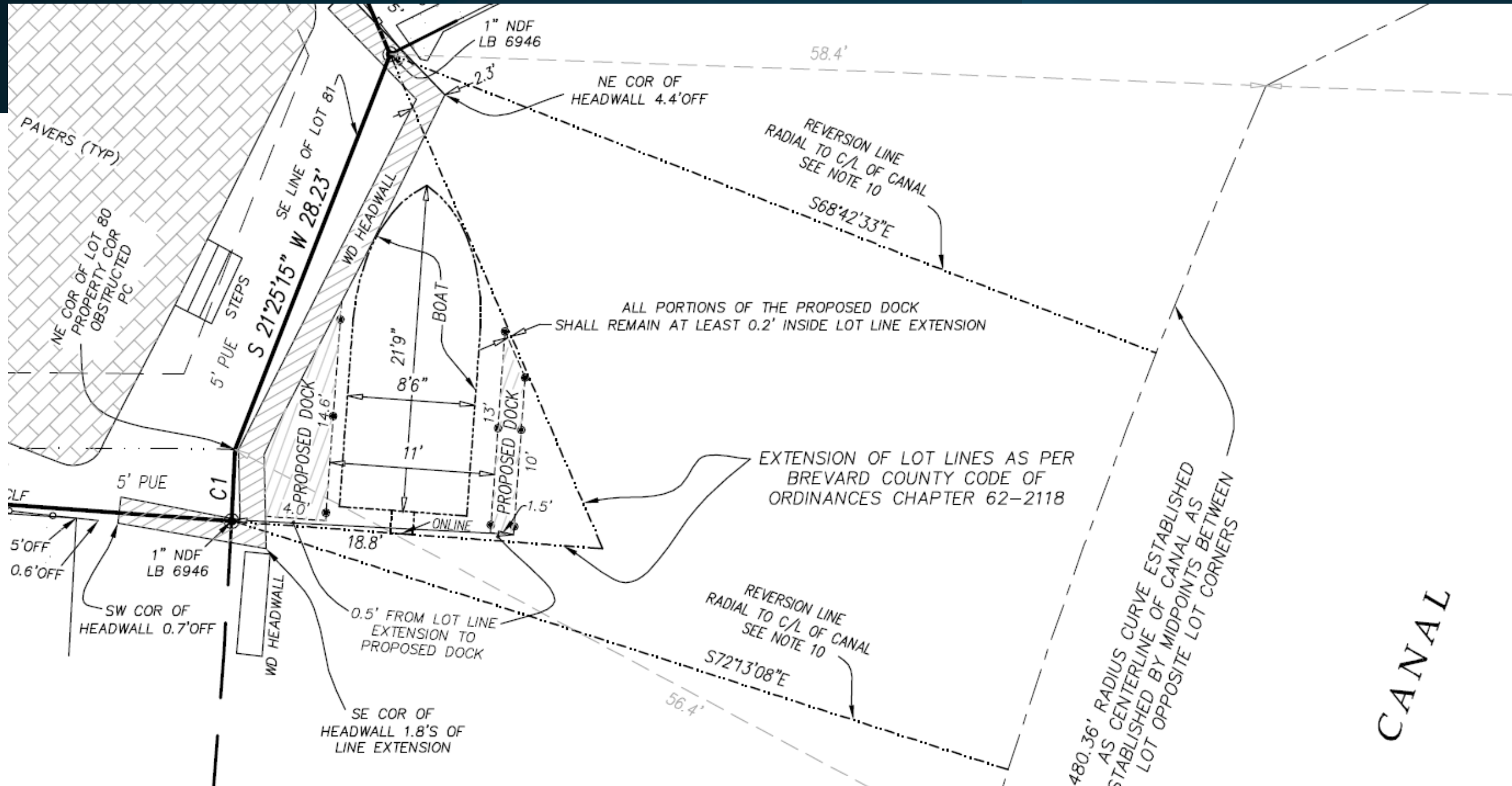
John Beckstrom and Lisa Beckstrom
305 Artemis Blvd., Merritt Island, FL
32953

Variance Application 24V00044
Board of Adjustment Presentation
November 20, 2024

Applicant's Request and Proposed Plan: 305 Artemis Blvd.

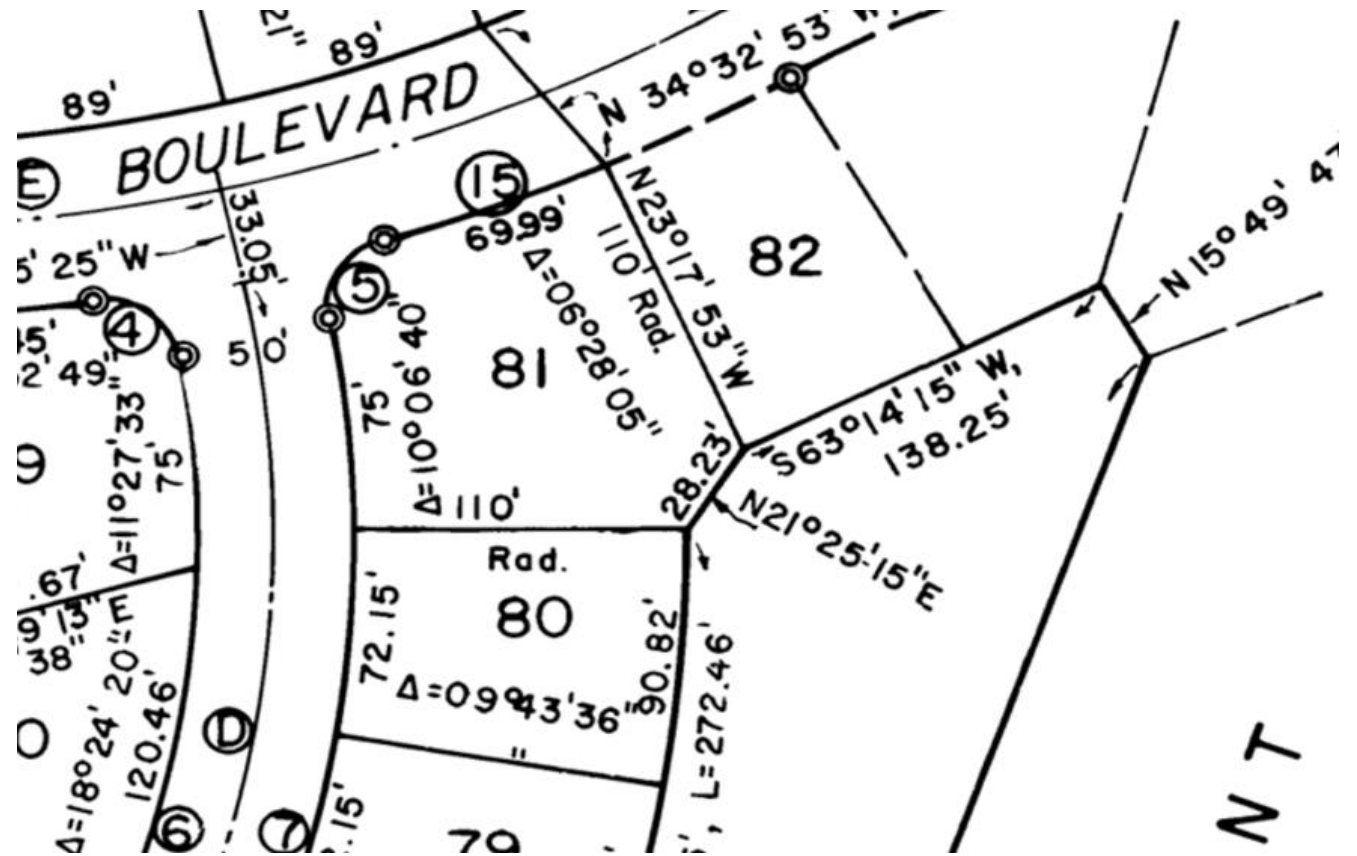
- **Sec. 62-2118(d)(2)** of the Brevard County Code of Ordinances governs location of residential boat docks/lifts and provides that “[a] boat dock, covered boat dock or pier, including pilings, together with moored vessel(s) or watercraft, and any waterway encroachment, shall maintain a clear, navigable zone by extending **no closer than seven and one-half feet to the side property line, as projected in a straight line into the waterway.**”
- A variance of 7.5 feet from the required 7.5 feet setback to northeastern-most upland side property lot line extended into the waterway for a boat dock, lift, and boat.
- A variance of 7.5 feet from the required 7.5 feet setback to southwestern-most upland side property lot line extended into the waterway for a boat dock, lift, and boat.

Applicant's Proposed Plan: 305 Artemis Blvd.



Dock/ Boat Lift History 305 Artemis Blvd.

- Residential property is Lot 81 and Part of Lot 80 in the Diana Shores Unit Number 5 Subdivision.
- Corner Lot common in the subdivision.
- Applicant's lot has had a boat dock and lift use since at least the 1980's.



Diana Shores Subdivision Examples:
305 Artemis Blvd.



Diana Shores Subdivision Examples: One Block East



Diana Shores Subdivision Examples: Two Blocks East



Diana Shores Subdivision Examples: One Block West



Diana Shores Subdivision Examples: One Block North



Dock/ Boat Lift History 305 Artemis Blvd.

RESEARCH EXEMPTIONS TANGIBLE FORMS GENERAL CONTACTS

Map Subject Property ?

Open Map in New

MapView

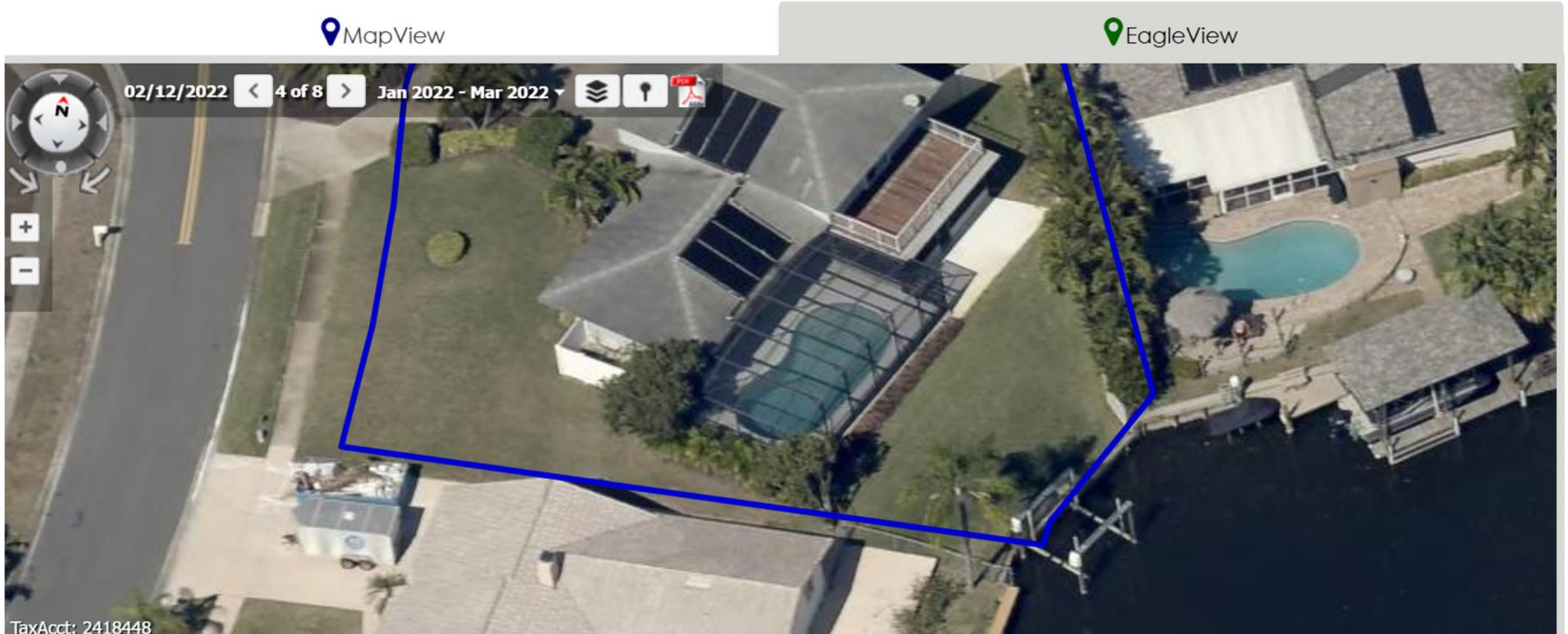
EagleView





Dock/ Boat Lift History 305 Artemis Blvd.

- 01/17/2012 – Guthrie purchases neighboring property.



Dock/ Boat Lift History 305 Artemis Blvd.

- 12/16/2021 – Beckstrom’s purchase Subject Property.

Dock/ Boat Lift History 305 Artemis Blvd.

- At the time of Beckstrom's acquisition of the Subject Property, Permit 18BC03995 for "New Boatlift and Dock" outstanding.
- **Contractor:** William G. Thiel, Capital Construction Services South, Inc.
Owner: Kim O'Neil
- Was not finalized.



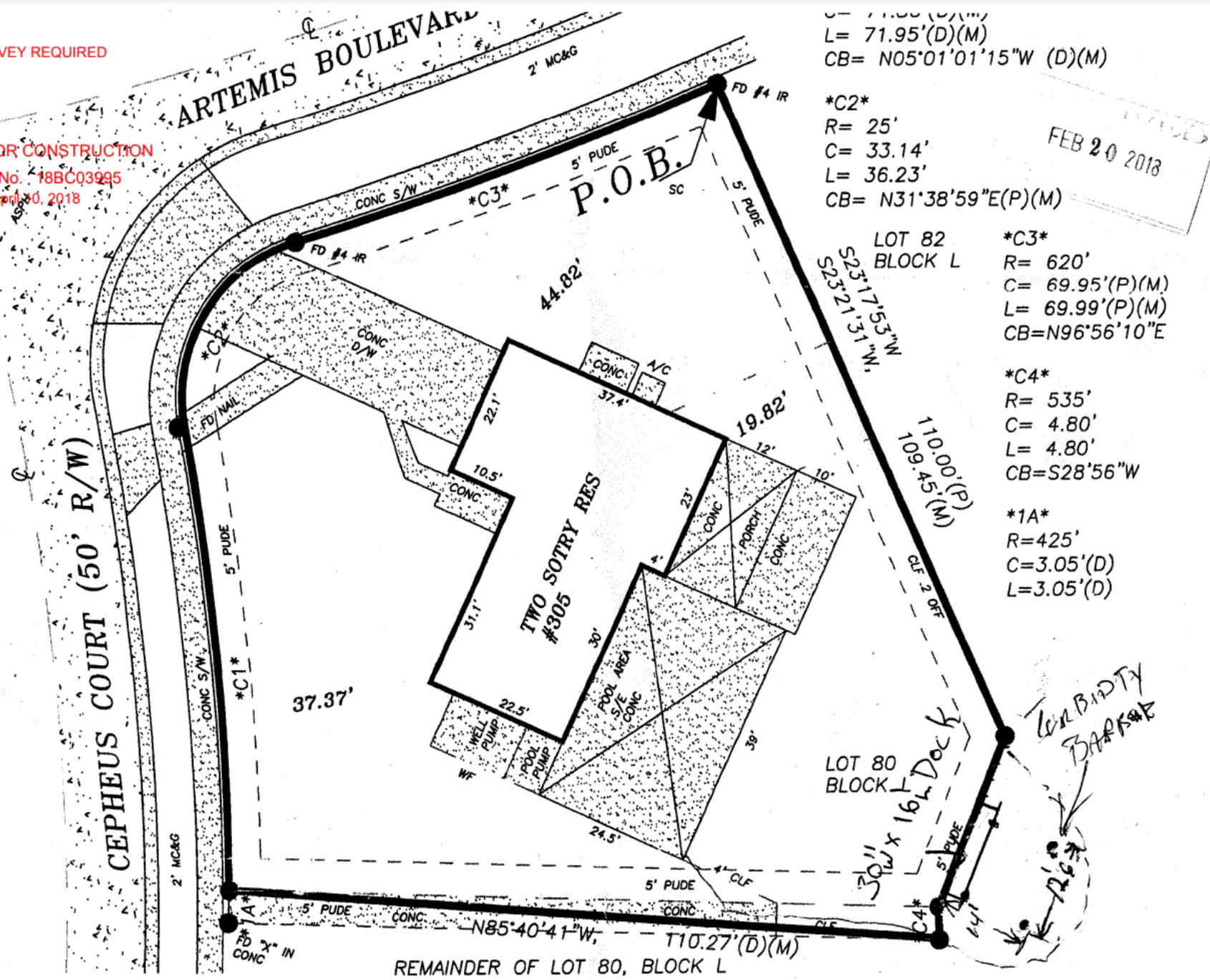
AS-BUILT SURVEY REQUIRED



APPROVED FOR CONSTRUCTION

Permit No. 18BC03995

Date: April 30, 2018



$L = 71.95'(D)(M)$
 $CB = N05^{\circ}01'01''15"W (D)(M)$

C2
 $R = 25'$
 $C = 33.14'$
 $L = 36.23'$
 $CB = N31^{\circ}38'59"E(P)(M)$

LOT 82
 BLOCK L
 $S23^{\circ}17'53"W$
 $S23^{\circ}21'31"W$
 C3
 $R = 620'$
 $C = 69.95'(P)(M)$
 $L = 69.99'(P)(M)$
 $CB = N96^{\circ}56'10"E$

C4
 $R = 535'$
 $C = 4.80'$
 $L = 4.80'$
 $CB = S28^{\circ}56"W$

1A
 $R = 425'$
 $C = 3.05'(D)$
 $L = 3.05'(D)$

FEB 20 2018

LOT 80
 BLOCK L
 30'w x 16' Dock
 30'w x 16' Dock
 12'6"

$N85^{\circ}40'41"W$
 $T10.27'(D)(M)$
 REMAINDER OF LOT 80, BLOCK L

Dock/ Boat Lift History 305 Artemis Blvd.

- After Beckstrom's acquisition of the Subject Property, Permit 22BC16847 for "New Vinyl Seawall Construction" filed 09/01/2022.
- **Contractor:** Pelican Coast Marine Dock and Seawall, LLC.
Owner: John and Lisa Beckstrom
- Approved and Marked as Final on 11/29/2022.

C-2: Concrete shall develop the following 28-day design strengths.
Location 1' c (P6) Slump (4'-) 1'

Max Aggregate
Cap Beam 4000 3" $\frac{3}{4}$ " (5T)
Footings 3000 4" $\frac{3}{4}$ " (5T)

Water shall not be added on site to either increase slump more than the specified limits or increase set/placement time. In no case shall be more than one half gallon of water be added per cubic yard of concrete.

- C-3: Reinforcing shall be detailed, fabricated and installed in accordance with the specification for the concrete buildings (ACI 301).
C-4: Reinforcing steel shall be deformed bars conforming to ASTM A-65, Grade 60 (Minimum yield strength = 60 KSI).
C-5: Minimum lap of spliced bars to be 48 Bar Dia.
C-6: Minimum cover for 'Cast-in-Place' reinforcing shall be as follows: Footings 3" Bottom and 'unformed' edges cap beams 3" - Exterior - Bitrups
C-7: At changes in direction of concrete cap beam provide corner bars of same size and spacing of horizontal steel.
C-8: All concrete shall be placed to its full depth in one operation and placed in such a manner to avoid separation of material and shall be thoroughly worked around reinforcing and into corners of forms.
- DESIGN CRITERIA:**
D-1: Florida Building Code 2020 1th Edition
D-2: Live Loads: Surcharge behind wall: 40 PSF
D-3: Wind: Not Applicable
D-4: Allowable soil pressure (assumed): 2000 PSF

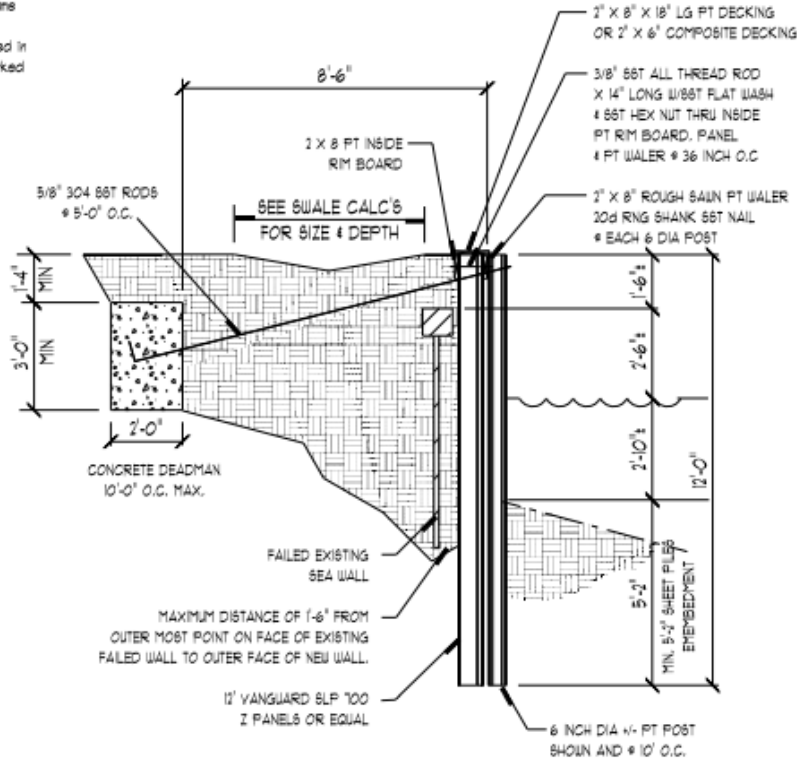
GENERAL:
G-1: The general contractor shall verify all dimensions before the start of construction. He shall provide all measurements necessary to protect the structure, work persons and other people during construction. He shall supervise and direct the work and be responsible for all construction.

- SHEET PILING NOTES:**
SP-2: Sheet piles shall be water jetted into place. Provide sediment and debris containment as required.
SP-3: Contractor shall not backfill soil behind cap beam or load soil behind wall vertically until concrete has attained 75% of its 28-day design strength.
SP-4: Provide manufacturers standard corner interlocks as required. Install in accordance with manufacturer's written directions.
SP-5: All piling shall be installed vertically in correct plan location using guides as required.
SP-6: Tiebacks shall be 56T 304 THREADED ROD, HGD. With a 90-degree bend at ends for Concrete Caps. Seawalls with wood or composite caps, the Tieback will have 90-degree bend one end and the other end will be threaded.

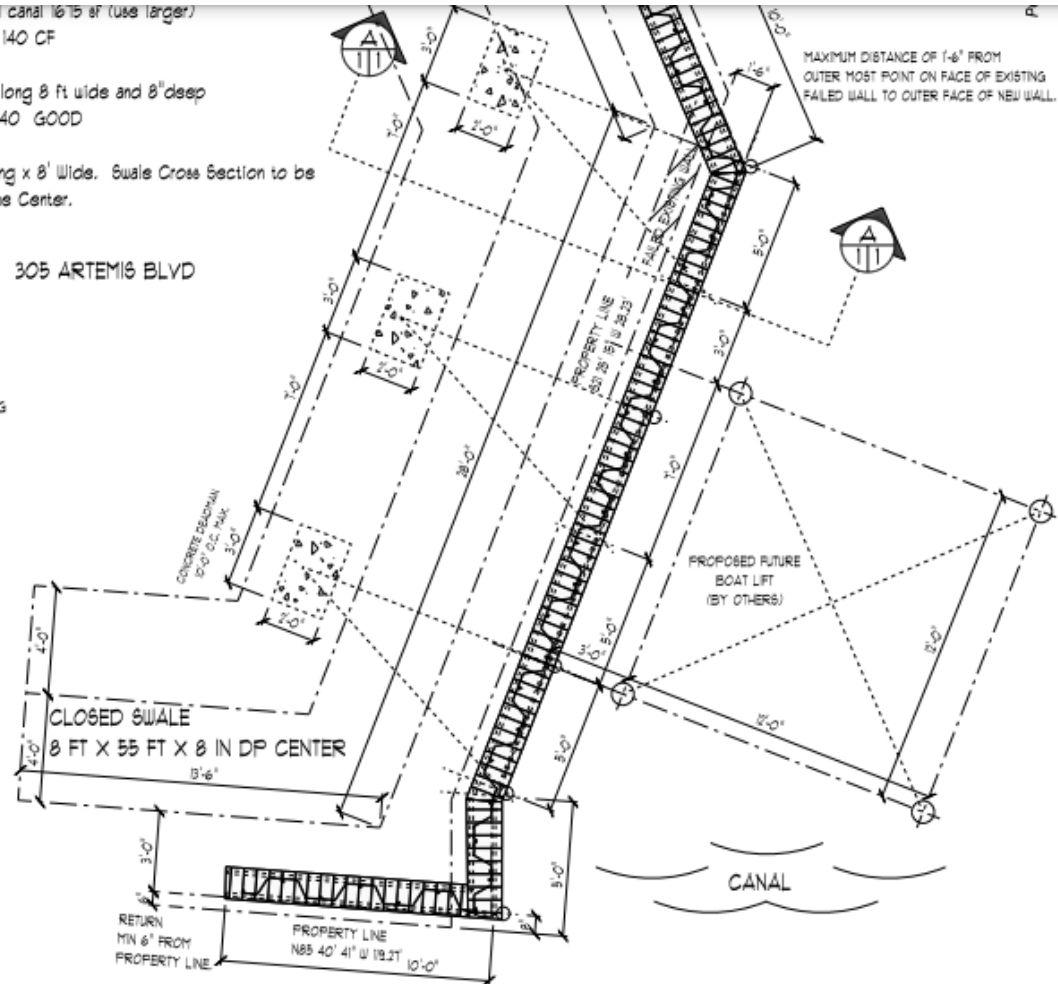
Impervious draining toward canal 16/15 of (use larger)
1 inch of rainfall 16/15/12 140 CF

Use closed swale 55 feet long & 8 ft wide and 8" deep
 $\frac{1}{2} (8) \times (8/12) 55 = 146 > 140$ GOOD

Draw Closed Swale 55' Long x 8' Wide. Swale Cross Section to be 8" Wide and 8" deep in the Center.



305 ARTEMIS BLVD



APPROVED FOR CONSTRUCTION
 Brevard COUNTY Permit No. 22BC16847
 Date: September 09, 2022

SECTION A-A 12 FT
SCALE 1/2" = 1'-0"

Building Code Compliance
 REVIEWED
 By Terry Talbert



Digitally signed
 by Douglas A.
 Czerwinski P.E.
 Date: 2022.08.23
 07:42:58 -04'00'

REGISTERED ENGINEER:
 Doug Czerwinski
 132 SAINT CROIX AVE.
 COCOA BEACH, FL.
 REGISTERED ENGINEER LICENSE:
 FL P.E. 40088

NEW SEA WALL CONSTRUCTION
 JOHN & LISA BECKSTROM
 305 ARTEMIS BLVD
 MERRITT ISLAND, FL

PROJECT: NEW SEAWALL
 TITLE: LAYOUT & DETAIL

DRAWN BY: MCT
 SCALE: As Noted
 DATE: 8/22/2022

SHEET NO.
 1 OF 1





AS-BUILT SURVEY REQUIRED



Have your Surveyor show spot elevations in retention area(s)



Natural Resources Management Reviewed

By Angela Cope on Sep 09 2022



Turbidity Controls MUST remain in place during construction



APPROVED FOR CONSTRUCTION

Permit No. 22BC16847
Date: September 09, 2022



revard COUNTY

angle of 06 Degrees 20 Minutes 05 Seconds, thence 69.99 feet along the arc of said curve to the Point of Beginning.

ARTEMIS BOULEVARD
C/L
60' R/W

P.O.B.

NE CORNER OF
LOT 81
SEC. 23, TWP. 24S, RANG. 36E

ARC	DELTA	RADIUS	LENGTH
A	09° 42' 00"	425.00'	71.95'
B	83° 02' 28"	25.00'	36.23'
C	06° 28' 05"	820.00'	89.99'
D	00° 30' 51"	535.00'	4.80'
E	00° 24' 40"	425.00'	3.05'
F	29° 35' 27"	425.00'	219.49'

CEPHEUS COURT
C/L
50' R/W

ONE STORY C.B.S.
NO. 305

Construct new vinyl seawall no more than 18" from face of existing failed wall, to face of new seawall.

Closed swale at 55' long, by 8' wide and 8" deep.

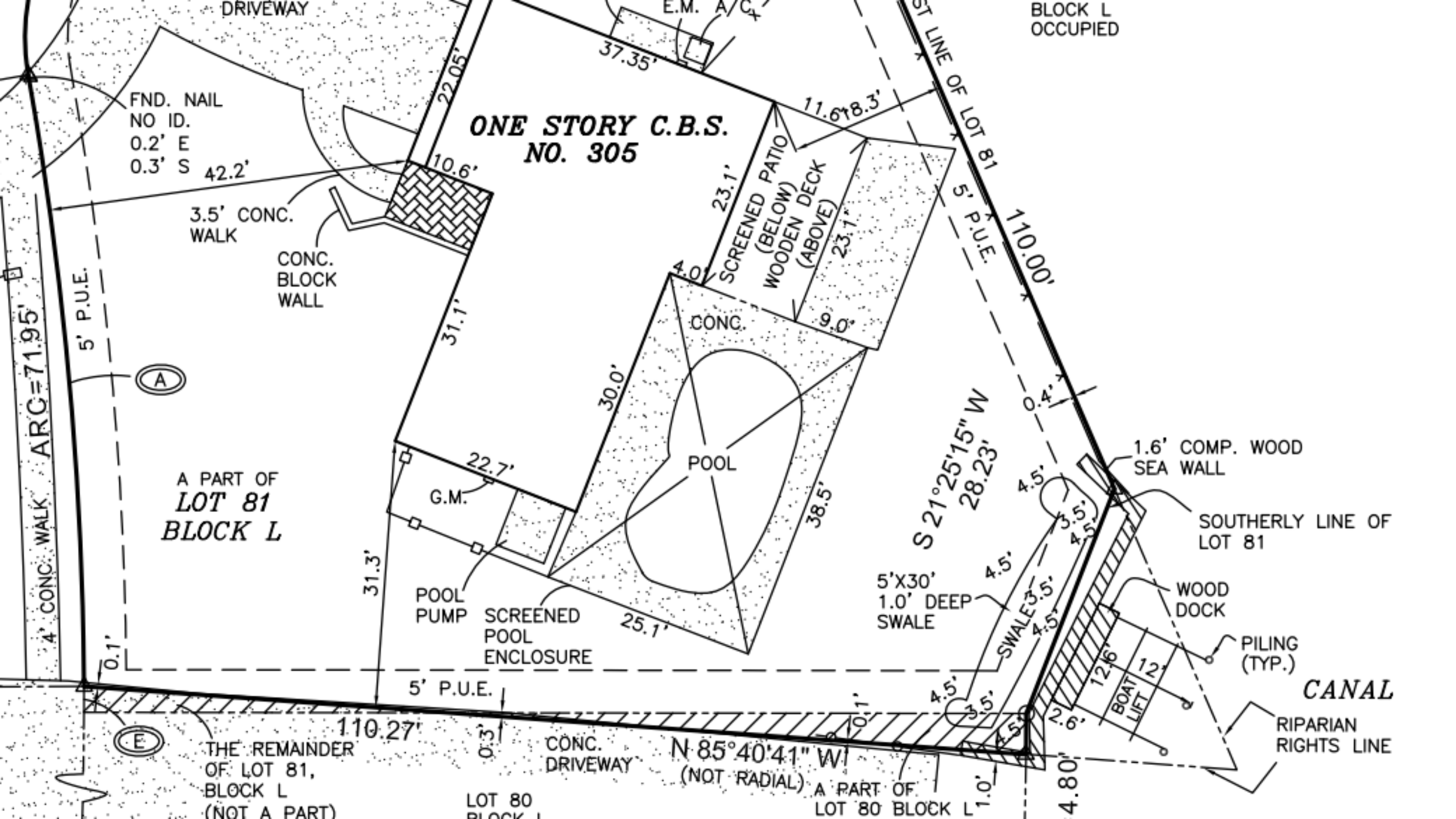
Construct two ten foot returns on inside of each boundary line and finish in same manner as new seawall.

Four pilings to be installed for future boat lift. Pilings will be installed a minimum of 8' from each boundary line and no more than 16'-6" into waterway from property line.

Turbidity Barrier

FND. 5/8" L.R.C.
L.B. C/A

SURVEYORS NOTES:



BLOCK L
OCCUPIED

**ONE STORY C.B.S.
NO. 305**

4' CONC. WALK ARC=71.95'

FND. NAIL
NO ID.
0.2' E
0.3' S
42.2'

3.5' CONC.
WALK

CONC.
BLOCK
WALL

A PART OF
**LOT 81
BLOCK L**

CONC.
DRIVEWAY

N 85° 40' 41" W
(NOT RADIAL)

A PART OF
LOT 80
BLOCK L

CANAL

RIPARIAN
RIGHTS LINE

(A)

(E)

THE REMAINDER
OF LOT 81,
BLOCK L
(NOT A PART)

LOT 80
BLOCK L

S 21° 25' 15" W
28.23'

5' X 30'
1.0' DEEP
SWALE

SWALE 3.5'

12.6'
12'
BOAT LIFT

WOOD
DOCK

PILING
(TYP.)

1.6' COMP. WOOD
SEA WALL

SOUTHERLY LINE OF
LOT 81

ST LINE OF LOT 81

5' P.U.E.

110.00'

5' P.U.E.

5' P.U.E.

110.27'

0.3'

0.1'

0.1'

37.35'

11.6'
18.3'

23.1'

SCREENED PATIO
(BELOW)
WOODEN DECK
(ABOVE)

23.1'

SCREENED PATIO
(BELOW)
WOODEN DECK
(ABOVE)

CONC.

POOL

G.M.

POOL
PUMP

SCREENED
POOL
ENCLOSURE

10.6'

22.7'

31.3'

31.1'

30.0'

25.1'

38.5'

0.1'

4.5'

4.5'

4.5'

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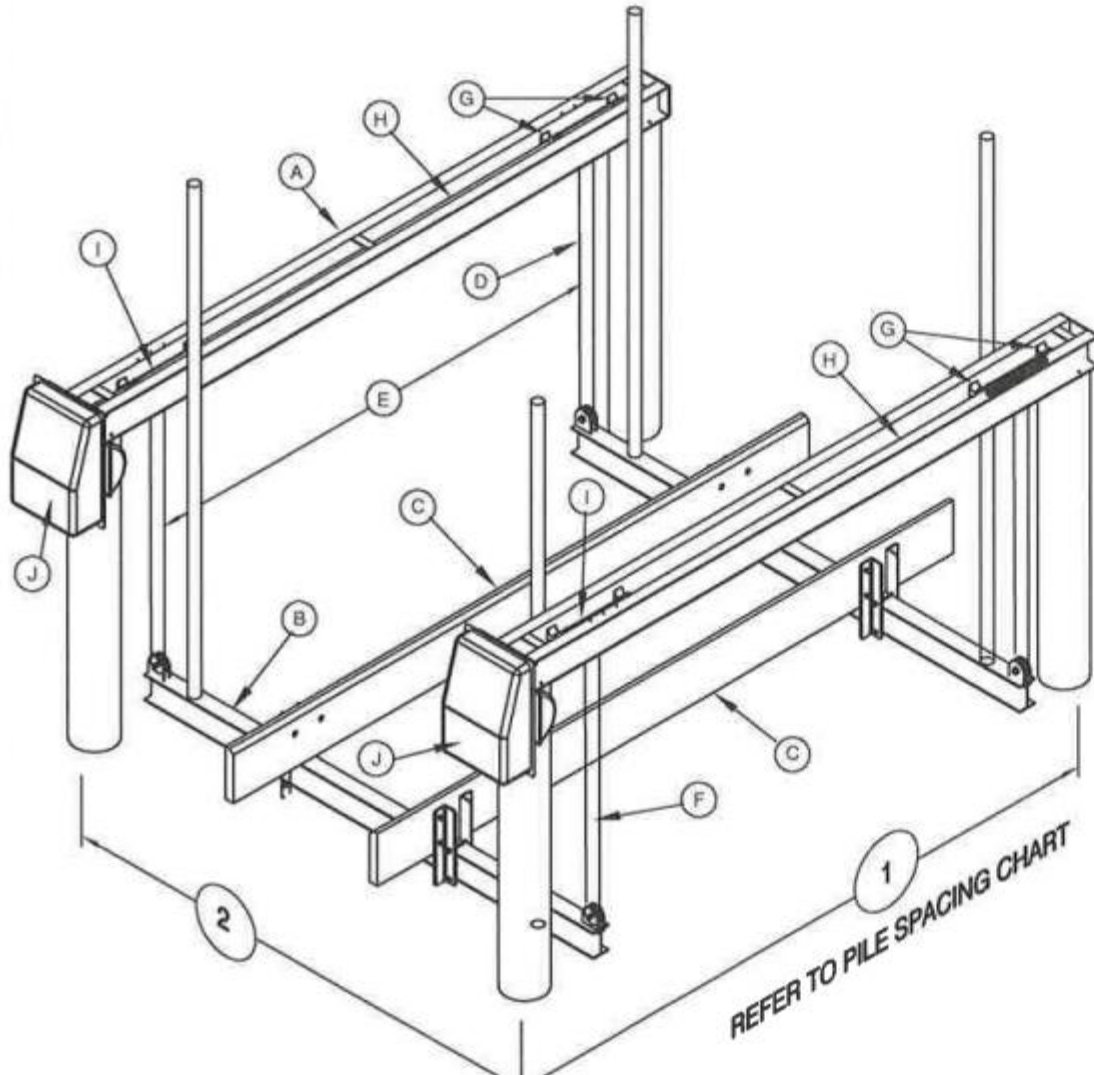
4.5'

Dock/ Boat Lift History 305 Artemis Blvd.

- Permit 22BC20542 for Electrical and Installation of Boat Lift on Existing Poles filed 10/28/2022.
- **Contractor:** Coastal Lighting Solutions, LLC.
Owner: John and Lisa Beckstrom
- Approved and Marked as Final on 12/06/2022.

ACE ENGINEERED 4 POST, 2 MOTOR BOAT LIFTS

APPROVED FOR CONSTRUCTION
Permit No. 22BC20542
Date: December 02, 2022



STRUCTURAL ENGINEERING REVIEW

THIS CONSTRUCTION HAS BEEN DESIGNED AS A MAIN WIND FORCE RESISTING SYSTEM, WITH CALCULATED GRAVITY AND WIND LOADS IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 06th EDITION, 2017, CHAPTERS 16 & 20, ADM 2015, AND ASCE/SEI 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH AN ULTIMATE WIND SPEED OF 180 MPH, EXPOSURE "D", RISK CATEGORY I. J. L. SANDERS, P.E. HAS NO CONTROL OF THE MANUFACTURING, PERFORMANCE, OR INSTALLATION OF THIS PRODUCT. THESE GENERIC SPECIFICATIONS WERE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES BASED ON DATA PROVIDED BY THE MANUFACTURER. THIS STRUCTURAL REVIEW IS LIMITED TO THE PRIMARY FRAMING AND CONNECTIONS AND IS NOT INTENDED TO COVER MECHANICAL AND ELECTRICAL COMPONENTS. THESE SPECIFICATIONS ARE BASED ON STRUCTURAL CALCULATIONS TITLED "4 POST 2 MOTOR LIFT", WHICH CONTAIN ADDITIONAL DESIGN REQUIREMENTS AND CRITERIA AND ARE AVAILABLE UPON REQUEST. THE BOAT LIFTS DEPICTED IN THESE SPECIFICATIONS AND RELATED CALCULATIONS WERE ENGINEERED AS MANUFACTURED PRODUCT FOR NON-SITE SPECIFIC USE AND NOT INTENDED TO COVER SITE SPECIFIC CONDITIONS, REQUIREMENTS AND LIMITATIONS LISTED IN THE STRUCTURAL CALCULATIONS.

J. L. Sanders, P.E.
 2515 Gratis Road NW
 Monroe, GA 30666
 Phone: 259-671-1578

J. L. Sanders
 10-12-20

J. L. SANDERS, P.E. Date:
 Reg. Florida No. 65361

SIGNATURE NOT VALID WITHOUT RAISED SEAL



Reviewed for Code Compliance

APPROVED

By Terry Talbert on Dec 02, 2022

PILE SPACING CHART
 The boat center of gravity
 needs to be set in the center
 of the top beam

Lift Capacity		1" Dimension		2" Dimension		Recommended Pile Diameters	
Lb.	Kg.	Fl.	M	Fl.	M	In.	Mm
4,500	2041	11	3.35	10	3.0	8	203.2
7,000	3175			12	3.66		
10,000	4540	12	3.66	12.5	3.81	10	254
14,000	6350						
16,000	7257			14	4.27		
20,000	9072	14	4.27				
24,000	10,886	16	4.88	16	4.88		

STAINLESS STEEL PILING
 MOUNT BRACKET, 4- $\frac{3}{8}$ "
 STAINLESS STEEL LAG SCREWS
 USED TO CONNECT THE
 BRACKETS TO THE PILING AND
 2- $\frac{3}{4}$ " CARRIAGE BOLTS USED

Dock/ Boat Lift History 305 Artemis Blvd.

- Code Enforcement Complaint 23CE-01424 initially reported by Thomas Guthrie 12/18/23.
- Piling alleged to not meet setbacks as defined by Sec. 62-2118(d)(2) given current location over extended property line.
- Case Pending/Variance would resolve.
- Litigation Matter filed by Mr. Guthrie against Beckstroms related to the location of the piling/Variance would resolve.











Variance Criteria Sec. 62-253 (a): 305 Artemis Blvd.

- (1) That special conditions and circumstances exist which are not applicable to other lands, structures, or buildings in the applicable zoning classification.

APPLICANT MEETS THIS REQUIREMENT.

- (2) That the special conditions and circumstances do not result from the actions of the applicant.

APPLICANT MEETS THIS REQUIREMENT.

- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this chapter to other lands, buildings, or structures in the identical zoning classification.

APPLICANT MEETS THIS REQUIREMENT.

Variance Criteria Sec. 62-253 (a): 305 Artemis Blvd.

- (4) That literal enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of this chapter and will constitute unnecessary and undue hardship on the applicant.

APPLICANT MEETS THIS REQUIREMENT.



- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

APPLICANT MEETS THIS REQUIREMENT.



- (6) That the granting of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

APPLICANT MEETS THIS REQUIREMENT.



Brevard County
Board of
Adjustment
Dock Setback
Variances Granted
2024:

- 23V00050; Stacy Goforth and Lawrence Munro; Approved 01/17/2024 (**7.3 Feet Side Diana Shores**).
- 24V00004; Gary Lee Collar and Susan Collar Trust; Approved 03/20/2024 (Projection).
- 24V00005; O’Kane Family Trust (Gwyn & Anne O’Kane); Approved 03/20/2024 (**Total Side** and Projection).
- 24V00011; Gloria L. and Kent D. White; Approved 05/15/2024 (Projection).
- 24V00013; Vyto & Sylvia Bukausas; Approved 05/15/2024 (Projection).
- 24V00016; David and Robin Young; Approved 05/15/2024 (Projection).

John Beckstrom and
Lisa Beckstrom
305 Artemis Blvd.,
Merritt Island, FL
32953

Variance Application
24V00044

QUESTIONS?