



**FLORIDA DEPARTMENT OF  
Environmental Protection**

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

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**Electronic Submission  
Application for an Individual or Conceptual Permit**

You have successfully submitted an Application for an Individual or Conceptual Permit in accordance with Part IV of Chapter 62-330 F.A.C.. Your request was received on February 27, 2024.

Below is a copy of the details of your request for your records.

**Facility Information**

**Site Name:** 2580 Lagoon Court  
**Address Line 1:** 2580 Lagoon Ct  
**Address Line 2:**  
**City/State/Zip Code:** Vero Beach, FL 32963 9601

**Mailing Address**

**Address Line 1:** 11000 Placida Rd  
**Address Line 2:**  
**City/State/Zip Code:** Placida, FL 33946 2115

**Applicant**

**Name:** Matthew Serda  
**Address Line 1:** 11000 Placida Rd  
**Address Line 2:**  
**City/State/Zip Code:** Placida, FL 33946 2115  
**Phone Number:** (251) 463-7874  
**Extension:**  
**Cell Number:**  
**Fax Number:**  
**E-mail Address:** MSerda45@yahoo.com

**Agent**

**Name:** Timothy Maslin  
**Address Line 1:** 1835 20th St  
**Address Line 2:**  
**City/State/Zip Code:** Vero Beach, FL 32960 3569  
**Phone Number:** (772) 299-4791  
**Extension:**  
**Cell Number:**  
**Fax Number:**  
**E-mail Address:** timm@fl-env.com

**Property Owner**

**Name:** Matthew Serda  
**Address Line 1:** 11000 Placida Rd  
**Address Line 2:**  
**City/State/Zip Code:** Placida, FL 33946 2115  
**Phone Number:** (251) 463-7874  
**Extension:**  
**Cell Number:**  
**Fax Number:**  
**E-mail Address:** MSerda45@yahoo.com

**Consultant**

**Name:** Timothy Maslin  
**Address Line 1:** 1835 20th St  
**Address Line 2:**  
**City/State/Zip Code:** Vero Beach, FL 32960 3569  
**Phone Number:** (772) 299-4791  
**Extension:**  
**Cell Number:**  
**Fax Number:**  
**E-mail Address:** timm@fl-env.com

**Project Information**

**Tax Parcel Identification Number(s):** 31392600017000000001.0  
**Anticipated Commencement Date:**  
**Anticipated Completion Date:**  
**Project Name (including Phase):** 2580 Lagoon Court Residence  
This project **IS NOT** part of a larger plan of development or sale.

**Project or project phase area (in acres):** 2.27

**Impervious or semi-impervious area (excluding wetlands and other surface waters):** 0

**In:** SQ FT

**Volume of water the system is capable of impounding (in acre-feet):** 0

**The total number of proposed new (not existing) in-water boat slips (including mooring areas and boat lifts):** 2

**Total area of work (dredging, filling, construction, alteration, or removal) in, on, or over wetlands or other surface waters:** 3335

**In:** SQ FT

**Total volume of material to be dredged (in cubic yards):** 0

**Total volume of material to be filled (in cubic yards):** 900

**Pre-Application Meetings:**

None.

**Project Description:**

Construction of single family residence with associated driveway, docks,  
See Attachments

**Waterbodies Information:**

Indian River Lagoon (Stingray Lagoon and Chambers Cove)  
See Attachments

**DEP Permits:**

None.

**Other Permits:**

**Attachments:**

**File Description:** SWERP Supporting Document - EIR

**File Name:** 2023-11-03 Serda Residence EIR.pdf

**File Hash:** 295ad31144f902571a2def1af8c45c4127216a0ba7cd5857934734ecec585bc0

**File Description:** SWERP Supporting Document - signatures

**File Name:** ERP Signature Page.pdf

**File Hash:** 5a948c777edf5ea130f51e97c80580c37b373fcdae7de5836d64d9741cb2636c

**File Description:** SWERP Supporting Document - Survey

**File Name:** 2580 Lagoon Court.pdf

**File Hash:** 4948ccfd48215e39834c3e7c173bff6469cc9026933b08729f88b91f3680fefe

**File Description:** SWERP Supporting Document - Site Plan

**File Name:** 2580 LAGOON-C1-SITE.pdf

**File Hash:** 46ab7bff1b50d7ec3aa6973df5702ec6cf491e377b7ede213b7cc682d45fca6f

**File Description:** SWERP Supporting Document - Prop Card

**File Name:** prop card.pdf

**File Hash:** fd32811700a03ed75cf6e7b1d540dcc52e9c0a32d26dce4deab85e7a34ad84e4

**Notification Submitted By**

**Name:** Timothy Maslin  
**Phone Number:** (772) 299-4791  
**E-mail Address:** timm@fl-env.com

All information submitted was certified true, accurate, and correct to the best of the knowledge of the person whose name appears above.

If you have any questions or concerns about the information contained in this report, please contact the Division of Water Resource Management at (850) 245-8336 or by e-mail at ERP\_eApps@dep.state.fl.us.



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**Electronic Submission**  
**Application for an Individual or Conceptual Permit**  
**Section B - For Single-Family Projects**

**Part I: Project Information Summary:**

**Over-Water Structures**

This project **DOES** include construction of any docks, piers, or other types of over-water structures or mooring areas.

**Total square feet of structure(s) over water:**

<b>Existing:</b>	0
<b>New:</b>	2125
<b>Proposed Total:</b>	2125

**Type of materials (e.g., treated wood, plastic, concrete, etc.) for the:**

<b>Dock Structure:</b>	TBD
<b>Pilings:</b>	44

**Proposed dock plank spacing (if applicable) (in inches): 0**

**Number of in-water slips or mooring areas for vessels:**

<b>Existing:</b>	0
<b>New:</b>	2
<b>Proposed Total:</b>	2

**Please indicate the size (length and draft), and type of vessels that will be mooring at the dock or structure: TBD**

**Please address how the dock, pier, or other structures or mooring areas will not significantly impede navigation within the waterbody: Not to extend 20% the width of the waterbody**

**Shoreline Stabilization**

This project **DOES NOT** include construction of any shoreline stabilization, such as riprap revetment, living shoreline, or seawall.

**Boat Ramp or Launch Area**

This project **DOES NOT** construction of any boat ramp or launch area.

## **Dredge and Fill**

This project **DOES NOT** include any other type of dredging or filling of wetlands or other surface waters.

## **Part II: Environmental Considerations:**

### **Impact Reduction:**

Residence and associated structures sited to minimize wetland footprint.  
See Attachments

### **Water Quality:**

Silt fences, turbidity curtains

### **Secondary Impacts:**

An upland buffer, with a minimum width of 15' and an average width of at least 25', **WILL NOT** be provided between the proposed project and all wetlands and other surface waters to be preserved, enhanced, restored, or created.

### **Adverse Impact Avoidance:**

TBD

### **Water Quantity:**

#### **Avoidance of adverse water quantity impacts to receiving waters and adjacent lands:**

Post development discharge not to exceed pre-development condition.

#### **Avoidance of adverse flooding to on-site or off-site property:**

Post development discharge not to exceed pre-development condition.

#### **Avoidance of adverse impacts to existing surface water storage and conveyance capabilities:**

No existing onsite water storage. Stormwater discharge across the site currently flows multi-directionally to the Indian River, post development condition also to discharge multi-directionally offsite.



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**Electronic Submission**  
**Application for an Individual or Conceptual Permit**  
**Section F - Application for Authorization to Use State-Owned Submerged Lands**

**Type of Authorization Requested:**

**Exceptions:**

<input type="checkbox"/>	Construction or maintenance of a county water or sewer system under Section 153.04 F.S.
<input type="checkbox"/>	Removal of material from the area adjacent to an intake or discharge structure under 403.813(1)(f), F.S.
<input type="checkbox"/>	Removal of organic detrital material under Section 403.813(1)(r) or (u), F.S.
<input type="checkbox"/>	Construction of floating vessel platforms under Section 403.813(1)(s), F.S.
<input type="checkbox"/>	Trimming or alteration of mangroves under Sections 403.9321 through 403.9334, F.S.

**Consent by Rule:**

<input type="checkbox"/>	Section 403.813(1), F.S., paragraphs (a); (b), provided that the structure is the only dock or pier on a parcel and it is not a private residential multi-family dock with three or more slips.
<input type="checkbox"/>	Section 403.813(1), F.S., paragraphs (c); (d); (e); (f), provided that no severance fee is required under Rule 18-21.011, F.A.C., and the existing activity has a valid Board of Trustees authorization.
<input type="checkbox"/>	Section 403.813(1), F.S., paragraphs (g); (h); (i), provided that no private residential multi-family dock or pier is constructed.
<input type="checkbox"/>	Section 403.813(1), F.S., paragraph (k), provided that any channel markers delineate existing and authorized or permitted navigation channels.

**Letter of Consent:**

<input type="checkbox"/>	One minimum-size private residential single-family dock (see definition in Rule 18-21.003, F.A.C.).
X	Private residential single-family or multi-family docks, piers, boat ramps, and similar existing and proposed activities that cumulatively preempt no more than

	10 square feet of sovereignty submerged land for each linear foot of the applicant's riparian shoreline, along sovereignty submerged land on the affected waterbody within a single plan of development (see "preempted area" definition in Rule 18-21.003, F.A.C.).
	Private channels that provide access to an upland single-family or multi-family residential parcel and that measures no more than 10 square feet of sovereignty submerged land for each linear foot of the applicant's riparian shoreline along sovereignty submerged land on the affected waterbody within a single plan of development.
	Seawalls, bulkheads, or other shoreline stabilization structures no more than three feet waterward of mean or ordinary high water.
	Placement, replacement, or repair of riprap, groins, breakwaters, or intake and discharge structures no more than ten feet waterward of the line of mean or ordinary high water.
	Restoration and nourishment of naturally occurring sandy beaches, including borrow areas to be used for five years or less.
	Artificial reefs or fish attractors that are constructed for public use.
	Public docks or piers that are exempt from permit requirements under Section 403.813(1), F.S., or that qualify as minimum-size docks or piers or are less than or equal to the 10:1 preempted area to shoreline ratio; public boat ramps; public channels; or public swimming areas, provided that all such structures or activities are owned and operated by governmental entities and any revenues collected are used solely for operation and maintenance of the structure or adjacent public recreational facilities.
	Ski course buoys and ski jumps not associated with revenue-generating water skiing activities.
	Removal of wrecked, abandoned or derelict vessels or structures.
	Habitat restoration.

**Lease:**

	Private residential single-family or multi-family docks or piers, other docks or piers, boat ramps, or other similar activities that do not qualify for a letter of consent.
	Private residential multi-family docks designed or used to moor three or more vessels within aquatic preserves.
	Docks designed or used to moor ten or more vessels in Monroe County.
	Commercial/industrial docks, as defined in Rule 18-18.004, F.A.C., in Biscayne Bay Aquatic Preserve, as required by paragraph 18-18.006(3)(c), F.A.C.
	All revenue-generating activities.
	Oil and gas exploration and development.
	Open-water mooring fields.
	Mining.

**Easement:**

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	<b>Utility crossings and rights of way.</b>
	<b>Road and bridge crossings and rights of way, including such structures built prior to the need to obtain an easement when proposed for modification or repair.</b>
	<b>Groins, breakwaters, and shoreline protection structures, except when constructed as part of a docking facility that requires a lease.</b>
	<b>Public navigation projects other than public channels.</b>
	<b>Private residential channels that do not qualify for a letter of consent, and channels that provide access to revenue-generating facilities in uplands.</b>
	<b>Oil, gas and other pipelines.</b>
	<b>Intake and discharge structures more than 10 feet waterward of the mean or ordinary high water line.</b>
	<b>Spoil disposal sites.</b>
	<b>Borrow areas that will be used for longer than five years for beach nourishment.</b>
	<b>Public water management projects other than public channels.</b>
	<b>Treasure salvage (Cultural Resource Recovery).</b>