

POST-STORM GUIDANCE COASTAL CONSTRUCTION CONTROL LINE



In response to an emergency created by the landfall of tropical systems, the Florida Department of Environmental Protection (DEP) may issue an Emergency Final Order (EFO) that waives specific rules and statutes to address the need for immediate response and recovery actions.

The DEP Division of Water Resource Management has developed the following table to provide property owners and local governments with a concise explanation of activities that are authorized seaward of the Coastal Construction Control Line (CCCL) under the EFO. Note that consultation with FWC may be required for activities conducted during marine turtle nesting season.

RECOVERY ACTIVITIES FOR PRIVATE PROPERTY OWNERS

Debris Removal – Private Property Owners

Activity	Location	Permits Needed	Conditions
Storm debris, vessels, vegetation, and/or structural remains	Debris on private property, either upland or on sandy beach	Local government authorization through EFO or emergency CCCL permit	Beach compatible sand should be separated from the debris and kept on site prior to debris removal. Removed debris must be deposited landward of the CCCL.
Removal of storm generated debris on the beach	Seaward of the Mean High-Water Line	Local government authorization through EFO or emergency CCCL permit	Can be performed by private land owners, but this activity is typically managed through the local government.

Repairs to Non-Substantially Damaged Structures – Private Property Owners

Activity	Location	Permits Needed	Conditions
Repairs to non-substantially damaged structures; securing structures temporarily; removal of safety hazards and prevention of further damage.	Damaged structures seaward of the CCCL	Local government authorization through EFO or emergency CCCL permit	Activities authorized are for temporary measures or repairs to pre-storm conditions.
Repair or replacement of non-structural components of buildings/structures.	Exterior glass windows/ panels, roof sheathing, studs and walls.	Local government authorization through EFO or emergency CCCL permit	Glass windows and doors that are visible from any point on the beach should be replaced by tinted glass with a transmittance value of 45% or less. Must comply with local building codes and stay within the building footprint.
Repair or replacement of minor ancillary structures and service utilities associated with existing habitable structures.	Access stairways, stair landings, and on-site utilities	Local government authorization through EFO or emergency CCCL permit	Repaired or replaced components shall not exceed the footprint or the size of the original ancillary structure damaged or destroyed by the storm.

Repairs to Substantially Damaged Structures – Private Property Owners

Activity	Location	Permits Needed	Conditions
Repair of substantially damaged or destroyed structures	Damaged structures seaward of the CCCL	Emergency CCCL permit	Permanent repair of foundations of major structures, which have been substantially damaged, or rebuilding major structures.

Sand Placement – Private Property Owners

Activity	Location	Permits Needed	Conditions
Beach scraping	Beaches and dunes	NOT AUTHORIZED	
Sand fill/dune restoration	On private property, on the dune and above mean high water	Local government authorization through EFO or emergency CCCL permit/field permit	Activities includes the return of sand to the beach and dune that was deposited in the upland during the storm or the placement of supplemental beach compatible sand from an upland source. All sand placed shall be free of debris and not cover any Hurricane-generated debris or construction debris.

Public Access – Private Property Owners

Activity	Location	Permits Needed	Conditions
Repair of surviving beach/dune walkovers	Dune walkovers	Local government authorization through EFO or emergency CCCL permit/field permit	Repairs must allow for adjustments to be made to the seaward end of the walkover to accommodate changes to the beach and dune from the storm, and be no farther than 10 feet seaward of the dune or vegetation line.
Replacement of damaged beach/dune walkovers, decks, gazebos, or similar structures* *Decks, gazebos, or similar structures shall not be reconstructed on the beach, seaward of the storm-impacted eroded dune.	Dune walkovers	Emergency CCCL permit/field permit	Replacement may be required if a walkover is damaged beyond repair, or destroyed. Application for a CCCL field permit is required. Reconstruction must allow for adjustments to be made to the seaward end of the walkover to accommodate changes to the beach and dune from the storm and be no farther than 10 feet seaward of the dune or vegetation line.

Coastal Armoring – Private Property Owners

Activity	Location	Permits Needed	Conditions
Repair of armoring components	Bulkhead/seawall caps and tiebacks (anchoring systems), rock revetments.	Local government authorization through EFO or emergency CCCL permit	Complies with Rule 62B-33.0051, F.A.C., for minor reconstruction of coastal armoring.
Complete or partial replacement/ reconstruction building of damaged armoring	Seawalls, Bulkheads, revetments, revetments, geo-textile containers or other rigid structures	CCCL permit required	Complies with Rule 62B-33.0051, F.A.C., for major reconstruction of coastal armoring or Rule 62B-56, F.A.C., for geo-textile containers.
Temporary armoring	Wooden retaining walls, cantilever sheet-pile walls, sandbags	Local government authorization through EFO or emergency CCCL permit	Walls should not have concrete caps, tiebacks or reinforcements and must be removed within 60 days of installation or CCCL authorization must be requested to maintain temporary armoring.
New permanent armoring	Seawalls, Bulkheads, revetments, geo- textile containers or other rigid structures.	CCCL permit required	Complies with Rule 62B-33.0051, F.A.C., for new coastal armoring, or Rule 62B-56, F.A.C., for geo-textile containers.

RECOVERY ACTIVITIES FOR LOCAL GOVERNMENTS, DEP’S DIVISION OF RECREATION AND PARKS (DRP), FLORIDA DEPARTMENT OF TRANSPORTATION, AND UTILITY COMPANIES

Debris Removal – Local Governments, DEP’s DRP, FDOT, and Utilities

Activity	Location	Permits Needed	Conditions
Removal of debris, sunken vessels, trash, and/or structural remains if no dredge or fill.	Debris that has washed into waters, wetlands, or uplands by the storm	U.S. Army Corps of Engineers (USACE) Section 10, permit for activities within navigable waterways.	Beach compatible sand should be separated from the debris and kept on site prior to debris removal. Removed debris must be deposited landward of the CCCL.
Removal of debris, trash, and/or structural remains if no dredge or fill	Debris on private property either upland or on sandy beach	EFO	Beach compatible sand should be separated from the debris and kept on site prior to debris removal. Removed debris must be deposited landward of the CCCL.

Repairs to Substantially Damaged Structures – Local Governments, DEP’s DRP, FDOT, and Utilities

Activity	Location	Permits Needed	Conditions
Repairs to substantially damaged or destroyed structures	Damaged structures seaward of the CCCL	Emergency CCCL permit	Permanent repair of foundations of major structures, which have been substantially damaged, or rebuilding major structures.

Repairs to Non-Substantially Damaged Structures – Local Governments, DEP’s DRP, FDOT, and Utilities

Activity	Location	Permits Needed	Conditions
Repairs to non-substantially damaged structures, Securing structures temporarily, removal of safety hazards and prevention of further damage.	Damaged structures seaward of the CCCL	Authorization through EFO	Activities authorized are for temporary measures or repairs to pre-storm conditions.
Repair or replacement of non-structural components of buildings/structures.	Exterior glass windows and panels, roof sheathing, studs and wall sheathing.	Authorization through EFO	Glass windows and doors that are visible from any point on the beach should be replaced by tinted glass with a transmittance value of 45% or less. Must comply with local building codes and stay within the building footprint.
Repair or replacement of minor ancillary structures and service utilities associated with existing habitable structures.	Access stairways, stair landings, and on-site utilities	Authorization through EFO	Repaired or replaced components shall not exceed the footprint or the size of the original ancillary structure damaged or destroyed by the storm. Repairs or replacements of retaining walls, decks, and gazebos are specifically excluded.

Sand Placement – Local Governments, DEP’s DRP, FDOT, and Utilities

Activity	Location	Permits Needed	Conditions
Sand fill/dune restoration	On private property, on the dune and above mean high water	EFO or Emergency CCCL/Field Permit	Activities includes the return of sand to the beach and dune that was deposited in the upland during the storm or the placement of supplemental beach compatible sand from an upland source. All sand placed shall be free of debris and not cover any Hurricane-generated debris or construction debris.

Sand Placement, continued – Local Governments, DEP’s DRP, FDOT, and Utilities

Activity	Location	Permits Needed	Conditions
Beach scraping	Beaches and dunes	CCCL permit required	Requires request by local government and assessment of beach condition/sand availability.

Public Access – Local Governments, DEP’s DRP, FDOT, and Utilities

Activity	Location	Permits Needed	Conditions
Repair of utilities, roads, and beach access points	Seaward of the CCCL	EFO	All permanent repairs must conform to current state and federal codes/standards and must not extend beyond the limits of the original structure or activity.
Repair of surviving beach/dune walkovers.	Dune walkovers	Emergency CCCL permit, field permit or EFO	The replacement of walkover structures is not authorized without a DEP permit (See below). Repairs must allow for adjustments to be made to the seaward end of the walkover to accommodate changes to the beach and dune from the storm and be no farther than 10 feet seaward of the dune or vegetation line.
Replacement of damaged beach/dune walkovers, decks, gazebos, or similar structures* *Decks, gazebos, or similar structures shall not be reconstructed on the beach, seaward of the storm-impacted eroded dune.	Dune walkovers	Emergency CCCL permit/field permit	Replacement may be required if a walkover is damaged beyond repair or destroyed. Application for a CCCL field permit is required. Reconstruction must allow for adjustments to be made to the seaward end of the walkover to accommodate changes to the beach and dune from the storm and be no farther than 10 feet seaward of the dune or vegetation line.

Note: Work on sea turtle nesting beaches, including the frontal dune, within sea turtle nesting season must be coordinated with the Florida Fish and Wildlife Conservation Commission (FWC). The sea turtle nesting season runs May 1 through October 31, or for Brevard through Broward Counties, March 1 through October 31. Contact FWC at: marineturtle@myfwc.com, or call 850-922-4330.

FOR MORE INFORMATION OR TO OBTAIN A CCCL EMERGENCY PERMIT:

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