Florida Department of Environmental Protection
Office of Resilience and Coastal Protection
Coastal Construction Control Line Program
CCCL@floridadep.gov
850-245-8570

How to Use FDEP's Map Direct to locate the CCCL on Your Property

These instructions provide assistance for, among other purposes, real estate transactions involving beachfront properties potentially affected by the regulations of the Coastal Construction Control Line (CCCL). For beachfront properties, the purchaser must receive the Coastal Properties Disclosure Statement found in section 161.57, Florida Statutes, as well a representation of the CCCL location on the property. To assist property owners, buyers and real estate professionals, follow these tips for using the Florida Department of Environmental Protection's Map Direct on-line mapping tool to locate the CCCL on beachfront properties.

Please read the following requirements before using the FDEP Map Direct Web mapping site to locate your property:

- Map Direct may not run properly with certain Microsoft Internet Explorer browsers. It runs well in Firefox and Chrome and other browsers.
- Due to limited screen real estate, Map Direct makes extensive use of pop-up windows, so your pop-up blocker must be turned off for floridadep.gov.
- Some firewall software may interfere with the Map Direct. If you get the application framework, but do not see a map, you may need to register floridadep.gov as a trusted host with your firewall.
- MapDirect requires a high speed connection, cable, DSL or wireless, because of the amount of data provided. The greater the number of map layers you request, the slower the response will be.
- Remember that this is a generic mapping tool and cannot substitute for a property and boundary survey. In some cases, a survey of the property and the CCCL may be required to determine whether or not the Department has coastal construction regulatory jurisdiction.

Enter Map Direct

Click on this link, or type the following URL into your browser address locator: http://ca.dep.state.fl.us/mapdirect/?focus=beaches.

The first time you use the website a disclaimer may pop up. Click OK. Map Direct will open showing the Florida peninsula. Wait for all the tools to load. The Beaches and Coastal Systems Map includes basic information for locating properties and the CCCL: a road map or aerial base map; coastal range monument locations (red triangles), the CCCL (solid red line) and property boundaries (yellow-green). Add this site to your favorites list if you expect to use it in the future. To do this, click the 'Add to Favorites' located in the browser's Favorites tab (this may also be called Bookmarks) and save this URL. If after reading these instructions or if at any time you need assistance, click on the "?" question mark at the top of the page for Help and Contact information.

Locate your property

 On the top right edge of the screen click in the Search Box to type in your location. For example, enter the street address, county, city or zip code to quickly get to your area of interest. There are several additional search methods depending on the information and level of expertise you have. You can use the location fields Search Box if you have more information about your project location like the Department's range monument number or a CCCL permit number. A successful search will zoom the screen in to your property.

Florida Department of Environmental Protection
Office of Resilience and Coastal Protection
Coastal Construction Control Line Program
CCCL@dep.state.fl.us
(850) 245-2094

Locate the CCCL

Look at the map for your property, building or roads. To confirm the location, click on the aerial base map in the bottom left of the screen or try using the different map layers at the left of the page. Look on the map for the solid red line, which is the Coastal Construction Control Line (CCCL). If your property is between the CCCL and the Atlantic Ocean or Gulf of Mexico, or is crossed by the CCCL, it falls within the state's permit jurisdiction under Section 161.053, Florida Statutes, and Chapter 62B-33, Florida Administrative Code. After you have located your property and the CCCL, to explore around the map click on the chevron located in the bottom- center of the map. A navigation toolset will appear which will let you zoom in and out, zoom to the full extent, identify features and create bookmarks. These tools can help you locate roads, buildings and other landmarks to find the property.

Print a Map of Your Property and the CCCL



The Map Direct print tool will display the map information required for the coastal properties disclosure. When you have adjusted the map on the screen to clearly show the relationship of the property to the CCCL and other landmarks, the print tool which offers the ability to print the map in a PDF format. The print tool is located in the chevron at the top-center of the window. Clicking on it will create a map to download as a PDF, send to your printer or send by email as a link.

Other Map Features



To see a list of map layers with information of potential interest to owners of beachfront property, click the chevron located in the top, left corner. The displayed layers can be turned on or off and additional layers of information can be added. One layer that may be of interest is the General Permit Line which indicates where streamlined CCCL permitting is available.



To add this layer, click on the "More Data" icon below the layers, and in the Search box at the top of the new popup window, type in "General Permit". If present, the General Permit Line will appear in a solid light blue. A similar process enables searches for existing CCCL permits and new permit applications.

Coastal Range Monuments

When working with your CCCL permit manager or field inspector on a coastal construction project, it is helpful if you can locate the nearest range monument. Click on the Coastal Range Monuments Location layer, toggle the label on/off to "Label Visible" and note the nearest monument number. Additionally, note any landmarks such as street intersections, piers or inlets that would help CCCL staff locate your property.

Help and Contact



More in-depth instruction is available on Map Direct by using 'Help" at the top, center of the window. A 'Map Direct Users Guide' details all the tools available and things you can do. In addition, a Map Direct Tutorial Series can be viewed on YouTube with instructions on searches, navigation and other tools.

You may also contact FDEP, Office of Resilience and Coastal Protection, GIS Support Group at 850-245-7532. Information on CCCL coastal construction regulations is available at: https://floridadep.gov/rcp/coastal-construction-control-line.