



## 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 dep.state.fl.us.
- 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 dep.state.fl.us 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](http://ca.dep.state.fl.us/mapdirect/?focus=beaches), 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**





## 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



## Other Map Features



## 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



[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>.