

How to Determine if Your Property is Seaward of the Coastal Construction Control Line?

Please read the following requirements before using the FDEP MapDirect Web Mapping site to locate your property:

- 1) MapDirect is designed for MS Internet Explorer (IE) 6.0 SP2. Although it may work in other browsers, it has not been tested or designed for them.
- 2) Due to limited screen real estate, MapDirect makes extensive use of pop-up windows, so your pop-up blocker must be turned off for dep.state.fl.us.
- 3) Some firewall software may interfere with the MapDirect. 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.
- 4) MapDirect requires a high speed connection, cable, DSL or wireless, because of the tremendous amount of data provided. The greater the number of map layers you request, the slower the response will be.



To use the FDEP MapDirect Web Mapping site to locate a property in relation to the State of Florida Coastal Construction Control Line (CCCL):

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

The first time you use the website a DEP disclaimer window will pop up. After reading you may check the box to prevent this window from reoccurring on your next visit. Click OK and the site will open showing the State of Florida with the past hurricane tracks. Wait for all the tools to load.

You may wish add this site to your favorite list so you can quickly return to it in the future. To do this click the 'Add to Favorites' located on the left side in the 'Welcome Box' and save this URL.

On the very left edge click the ZOOM tab. Use one of the available search methods depending on information you have. For example enter the County, City or Zip Code to quickly get to your area of interest. You can also try the FIND tab if you have more information about your project location.


Use the Zoom  and Pan  tools positioned to the left of the map, and look for roads, buildings and other landmarks to locate the property. The scale positioned at the bottom of the map has to be less than 1:12000 for the aerial photography to be visible. Look for the solid red line, which is the Coastal Construction Control Line (CCCL). If your property is seaward of the CCCL, it falls within the state's permit jurisdiction under Section 161.053, Florida Statutes, and Chapter 62B-33, Florida Administrative Code.


Note: 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 jurisdiction over the activity.

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Other Features:

Also visible in some locations are a General Permit Line (Solid Lt. Blue) and a County Setback Line (Dashed Yellow) which are used sometimes to site structures.

To see additional information, click the LAYERS tab. On the list, click in the little box to place a check mark for the layers you want to view. Repeat this to remove the checkmark to turn the layer off. For example, activate the “2006 Flight Photos” to access photographs taken from over the water toward the shoreline. Use the  identify button to click on the small icon or image of a camera and then click on the camera image again.

To find distance from Range Monument open the red toolbox  and additional tools will appear. Click on the Line Analysis tool, move mouse to closest Range Monument to the property and left click, move mouse to property line closest to monument and left click, move mouse to property line furthest from monument and left click. Note the monument number you started from and the general direction from the monument to the property (North, East, South or West). Then look in the box to the left and note the distance given for the first leg and the total distance at the bottom. Use these plus any landmarks such as street intersections, piers or inlets that will help our engineers locate your property. Example: R-032 S0255 to S0405 feet adjacent to Archie Carr State Park entrance.

The ability to print the map is located on the TOOLS tab.

More in-depth instruction is available on the Map Direct opening page, under ‘Help’ entitled ‘Map Viewer Tutorial’ located on the left side bar.

For more information about the CCCL program visit our website at:

<http://www.dep.state.fl.us/beaches/programs/ccclprog.htm>.

You may also contact FDEP Bureau of Beaches and Coastal Systems at (850) 488-7708.