

# Gooderham & Associates Inc.

## FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION **LINES ON THE BEACH**

**MEAN HIGH WATER LINE (MHW)** -- Average height of the daily higher-high waters over a 19-year period. Informally, it is considered the debris line. The MHW line is the line of public/private ownership on a natural water body. Private property extends landward of the line, while the state of Florida owns the land seaward of the line.

**EROSION CONTROL LINE (ECL)** -- A line established in connection with beach nourishment, renourishment and restoration projects by the governor and Cabinet. It defines private and public ownership of the beach. Private property extends landward of the line, while the state of Florida owns the land seaward of the line. Generally, it is placed at the mean high water line before the beach is installed.

**COASTAL CONSTRUCTION CONTROL LINE (CCCL)** -- Line along the shoreline bordering the Gulf of Mexico, the Straits of Florida and the Atlantic Ocean established by the Florida Department of Environmental Protection (DEP), "to define that portion of the beach dune system subject to severe fluctuations based on a 100-year storm surge, storm waves, or other predictable weather conditions (Chapter 161.0537 F.S.)." It is a line of jurisdiction, not prohibition. Seaward of this line, owners must receive DEP approval for virtually any activity from planting vegetation to building a condominium. The lines are set on a county-wide basis by DEP and are updated irregularly.

In many counties in Florida, two CCCLs have been set. When a new line is instituted, the DEP no longer recognizes the earlier line. Many county governments – Lee County being among them -- utilize the earlier line as a line of regulation or prohibition. So, typically, the 1991 CCCL is the jurisdictional line while the 1974 CCCL is the line of prohibition. The 1991 CCCL's relationship to your property can be viewed on the Lee County Property Appraiser's Web site ([www.leepa.org](http://www.leepa.org)) through the viewer portion of the property database.

**30-YEAR EROSION LINE** -- Line which delineates the area that will "be seaward of the seasonal high water line within 30 years after the date of application for such a permit." Except for erosion control structures and, in special circumstances, a single family home, all construction is prohibited seaward of this line. This prohibition includes rebuilding multi-family structures that are over 50 percent damaged. The 30-year line cannot extend landward of the CCCL. Once a beach project is installed, DEP is required to consider its impact on the erosion rates.

\* **Please note:** The most frequent mistake made by people interested in learning about lines on the beach is the notion that all the lines relate to each other.

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## FEDERAL EMERGENCY MANAGEMENT AGENCY **LINES ON THE BEACH**

**V ZONE** -- Special flood hazard areas along the coast subject to inundation by the 100-year flood with additional hazards to wave action. Mandatory flood insurance purchase requirements apply in this area as well as additional local regulation. These zones are located on Flood Insurance Rate Maps (FIRM). Local flood insurance coordinators have copies of the maps.

**A ZONE** -- Special flood hazard areas subject to inundation by the 100-year flood. Mandatory flood insurance purchase agreements apply within this area as well as additional regulation. These zones are located on Flood Insurance Rate Maps (FIRM). Local flood insurance coordinators have copies of the maps.

**10-, 30-, 60-YEAR LINES** -- Federal legislation has been considered (and defeated) that would require FEMA to set 10-, 30- and 60-year erosion lines. These should not be confused with the already instituted DEP 30-year erosion line. Should this legislation ever be passed, it is likely the lines would be set based on different criteria.

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