

Coastal Construction Control Line Program

INTRODUCTION: The Coastal Construction Control Line (CCCL) defines that portion of the beach and dune system subject to severe fluctuations based on a 100-year storm event and establishes the landward limit of jurisdiction of the Department of Environmental Protection (DEP) along sandy beaches of the State which front on the Gulf of Mexico, the Atlantic Ocean, and the Straits of Florida. Unless otherwise exempt, a permit is required from DEP for construction and excavation activities seaward of the CCCL. The CCCL is not a seaward limit for construction of upland structures (as in a setback line), but is an area wherein special siting and design considerations are necessary to protect the beach-dune system, proposed or existing structures, adjacent properties, public beach access, native salt-tolerant coastal vegetation, and marine turtles.

On sandy beach areas where no CCCL has been established pursuant to Section 161.053, Florida Statutes (F.S.), coastal construction is prohibited within 50 feet of the line of mean high water except by waiver or variance of the setback requirements pursuant to Section 161.052, F.S.

WHO DO I CONTACT TO FIND OUT MORE ABOUT HOW THIS PROGRAM WILL AFFECT ME OR MY PROPERTY?

Contact a CCCL Permit Manager: <http://www.dep.state.fl.us/beaches/programs/ccclprog.htm>

Phone: (850) 245-8336

Email: CCCL@dep.state.fl.us

DESCRIPTION OF FORMS:

CCCL Permitting Forms

[73-100 Coastal Construction Control Line Application](#) – Application for an administrative permit for construction seaward of the CCCL.

[Coastal Construction Control Line Permit Fee Worksheet for DEP 73-100](#) – To determine the permit fee needed to obtain a CCCL permit (please print this completed form and send in with payment).

[73-101 Coastal Construction Control Line General Permit Application](#) – Application for a General Permit for construction seaward of the CCCL for certain structures and activities which does not include swimming pools.

[73-303 Emergency Coastal Construction Control Line Permit Application](#) – Application for an emergency permit for construction seaward of the CCCL due to a shoreline emergency.

[73-123 Waiver of 90-Day Time Limit](#) – Used by the applicant to grant the Department a waiver from taking agency action on the administrative permit application within 90 days of a completed application pursuant to Florida law.

[Coastal Construction Control Line Elevation Certificate](#) - Required by Section 3109 of the Florida Building Code for habitable structures built seaward of a CCCL to ensure the lowest horizontal structural member of such structures is located above the local 100-year storm elevation. [Note: this certificate is not required to be submitted to the CCCL Program.]

CCCL Post Permit Issuance / Beach Field Services Compliance Forms

[73-114B Foundation Location Certification](#) – Must be submitted to the Department when the foundation is completed to receive approval to continue the work.

[73-115B Final Certification](#) – Must be submitted to the Department after the project has been completed so that the permit file may be closed.

[73-103 Property Owner's Permit Transfer Agreement](#) – Used to transfer a permit to another owner if the property is sold.

[73-113 Application for Permit Time Extension](#) – Used to apply for a time extension to extend the expiration date of the permit.

Dune Core Forms

[Permit Application for Construction and Maintenance of a Reconstructed Dune](#) – Application for an administrative permit for construction and maintenance of a reconstructed dune using sand-filled geotextile dune cores.

[Reconstructed Dune Environmental/Biological Assessment](#) – An assessment of habitat quality of natural plant communities and potential federal and nesting state endangered and threatened species whose range includes the subject property.

[Financial Assurance Worksheet](#) – To cover the cost of dune core removal and restoration of the project site and a one-time deferred removal cost.

[Sand Quality Assurance/Quality Control \(QA/QC\) Plan](#) – To insure that all sand delivered and placed seaward of the CCCL meets certain requirements.

[Trust Fund Agreement](#) – To insure the responsible entity for a reconstructed dune system shall provide assurance that funds will be available when needed for removal and restoration of the project.

[Payment Bond](#) – To insure the responsible entity shall establish a standby trust fund as is required when a surety bond is used to provide financial assurance.

[Performance Bond](#) – To insure the surety is liable on the bond obligation only when the responsible entity has failed to perform removal and restoration in accordance with the plan and other permit requirements.

[Letter of Credit](#) – From the responsible entity's financial institution to the Department.

[Standby Trust Agreement](#) – The responsible entity elects to establish a trust to provide all or part of the financial assurance for funds to be available when needed for removal and restoration of the project.

[Periodic Progress Report](#) – To be completed and submitted to the Department following each period in which construction has occurred.

[Final Construction Certification of Reconstructed Dune](#) – Must be submitted to the Department after the project has been completed so that the permit file may be closed.

[Conversion of Permit from Construction Phase to Maintenance Phase](#) – Must be submitted to the Department upon completion of the project construction.

[Maintenance Inspection Report](#) – To be completed and submitted to the Department at least once every year after conversion of a permit to the maintenance phase.

[Permit Transfer Agreement](#) – Used to transfer a permit to another owner if the property is sold.

HOW TO APPLY FOR A CCCL PERMIT:

CCCL ADMINISTRATIVE APPLICATION GUIDELINES: (Processed pursuant to [Chapter 62B-33, F.A.C.](#))

- A. Fill out form [73-100. Coastal Construction Control Line Application](#) (Save as CCCLApplication-ApplicantName)
- B. The following additional documents are required to be included with your submittal (the numbers below correspond with the permit application items):
 6. A permit fee. (See the [Permit Fee Worksheet](#).)
 7. Sufficient evidence of ownership and a legal description of the property. (Recorded warranty deeds are preferred.) (Save as Ownership-ApplicantName)
 8. Written evidence provided by the appropriate local governmental agency having jurisdiction over the activity, that the proposed activity, as submitted to the Department, does not contravene local setback requirements or zoning codes. (Save as LocalLetter-ApplicantName)
 9. A signed and sealed survey of the subject property. (Save as Survey-ApplicantName)
 10. For structures with proposed permanent exterior lighting, a dimensioned lighting plan drawn to an appropriate scale that includes a fixture table and cut sheets for all fixtures. (Save as LightingPlan-ApplicantName)
 11. A dimensioned site plan signed and sealed by an architect, engineer, landscape architect, or professional survey and mapper (as appropriate) licensed in the state of Florida. (Save as SitePlan-ApplicantName)
 12. A grading plan signed and sealed by an architect, engineer, landscape architect, or professional survey and mapper (as appropriate) licensed in the state of Florida that includes a table detailing cut and fill volumes. (Save as GradingPlan-ApplicantName)
 13. A cross-section signed and sealed by an architect, engineer, landscape architect, or professional survey and mapper (as appropriate) licensed in the state of Florida. (Save as CrossSection-ApplicantName)
 14. Details, including engineering design computations (when appropriate), for any proposed waste discharge onto, over, under, or across the beach and dune system, including but not limited to storm water runoff, swimming pool drainage, well discharge, domestic water systems, and outfalls. (Save as DrainagePlan-ApplicantName)
 15. An anticipated construction schedule. (Save as Schedule-ApplicantName)
 16. A detailed planting plan, including the location of proposed plants, existing native vegetation, and plants to be removed. Plans shall include a plant list with both scientific and common names. (Save as PlantingPlan-ApplicantName)
 17. For major or rigid coastal (armoring) structures, a copy of a dimensioned site plan drawn to an appropriate scale, on 8.5 by 11 inch paper. (Save as ReducedSitePlan-ApplicantName)
 18. For major or rigid coastal (armoring) structures, a copy of a dimensioned cross-section drawn to an appropriate scale, on 8.5 by 11 inch paper. (Save as ReducedCrossSection-ApplicantName)
 19. For major structures, a copy of detailed final foundation plans and specifications. (Save as FoundationPlan-ApplicantName)

20. For rigid coastal structures only (armoring), a copy of a site plan and detailed final construction plans and specifications for all proposed structures. (Save as Armoring ConstructionPlans-ApplicantName)
- C. Attach all documents to the [submittal E-mail](#) and mail in the applicable fee.
- D. You will receive an E-mail confirmation that your application has been received as well as an application number. Once the application is received, the Department has up to 30 days to review for completeness. If deemed incomplete, a request for additional information will be sent to you. When the application is deemed complete, final agency action is due within 90 days of receipt of additional information.

CCCL GENERAL PERMIT APPLICATION GUIDELINES: (Processed pursuant to [Chapter 62B-34, F.A.C.](#))

- A. Fill out form [73-101, Coastal Construction Control Line General Permit Application](#) (Save as GPApplication-ApplicantName)
- B. The following additional documents are required to be included with your submittal (the numbers below correspond with the permit application items):
 5. A permit fee. (See the application.)
 6. Sufficient evidence of ownership and a legal description of the property. (Recorded warranty deeds are preferred.) (Save as Ownership-ApplicantName)
 7. Written evidence provided by the appropriate local governmental agency having jurisdiction over the activity, that the proposed activity, as submitted to the Department, does not contravene local setback requirements or zoning codes (Save as LocalLetter-ApplicantName)
 8. A signed and sealed survey of the subject property. (Save as Survey-ApplicantName)
 9. A dimensioned site, grading plan, and a cross sectional drawing signed and sealed by an architect, engineer, landscape architect, or surveyor and mapper (as appropriate) licensed in the state of Florida. (Save as SitePlan-ApplicantName)

If the project is not landward of a General Permit Line the following items are also required:

10. Additional survey requirements as detailed on the application and not waived by the Department.
11. Additional site plan requirements as detailed on the application.
12. If armoring is used to toll the thirty-year erosion projection, a certification by a professional engineer is required.
13. Detailed planting plans, including a plant list (with both scientific and common names). (Save as PlantingPlan-ApplicantName)
- C. Attach all documents to the [submittal E-mail](#) and mail in the applicable fee.
- D. You will receive an E-mail confirmation that your application has been received as well as an application number. Once the application is received, the Department has up to 30 days to issue an agency action of either approval or denial. If the application is incomplete, staff will attempt to work with you or your agent to obtain the information required. If the information cannot be obtained within the 30 day review period, the application must either be withdrawn or denied.

CCCL EMERGENCY APPLICATION GUIDELINES: (Processed pursuant to [Rule 62B-33.014, F.A.C.](#))

- A. Fill out form [73-303, Emergency CCCL Permit Application](#) (Save as CCCLEmergencyApplication-ApplicantName)
- B. The following additional documents are required to be included with your submittal (the numbers below correspond with the permit application items):
 4. Sufficient evidence of ownership and a legal description of the property. (Recorded warranty deeds are preferred.) (Save as Ownership-ApplicantName)
 5. Written evidence provided by the appropriate local governmental agency having jurisdiction over the activity that the proposed activity, as submitted to the Department, does not contravene local setback requirements or zoning codes. (Save as LocalLetter-ApplicantName)
 6. The most recent copy of a signed and sealed survey of the subject property. (Save as Survey-ApplicantName)
 7. A dimensioned detailed site plan. (Save as SitePlan-ApplicantName)
 8. A dimensioned detailed grading plan. (Save as GradingPlan-ApplicantName)
 9. Cross-sections. (Save as CrossSections-ApplicantName)
 10. An anticipated construction schedule. (Save as Schedule-ApplicantName)
 11. The permit number or a copy of a previous Department CCCL permit for work on the property, if any. (Save as PreviousPermit-ApplicantName)
 12. Photograph or other supporting documents. (Save as SupportingDocs-ApplicantName)
 13. For coastal armoring repairs or construction, construction plans signed and sealed by an engineer licensed in the State of Florida. New permanent coastal armoring is not allowed under emergency permitting. (Save as CoastalArmoringPlans-ApplicantName)
- C. Attach all documents to the [submittal E-mail](#). There are no permit processing fees for emergency permits.
- D. You will receive an E-mail confirmation that your application has been received as well as an application number. Once the application is received, the Department will review the request as expeditiously as possible.

CCCL DUNE CORE PERMIT APPLICATION GUIDELINES: (Processed pursuant to Chapter 62B-56, F.A.C.)

- A. Fill out form [62B-56.900\(1\), Coastal Construction Control Line Application](#) (Save as CCCLDuneCoreApplication-ApplicantName)
- B. The following additional documents are required to be included with your submittal (the numbers below correspond with permit application items):
 6. A completed copy of the [Reconstructed Dune Application Fee Worksheet](#) (Page 4 of the application).
 7. A permit fee.
 8. Sufficient evidence of ownership and a legal description of the property. (Recorded warranty deeds are preferred.) (Save as Ownership-ApplicantName)
 9. Written evidence provided by the appropriate local governmental entity having jurisdiction over the activity that the proposed activity, as submitted to the Department, does not contravene local setback requirements or zoning codes. (Save as LocalLetter-ApplicantName)
 10. A completed copy of the [Reconstructed Dune Environmental/Biological Assessment Form](#), providing a biological assessment of habitat quality of natural plant communities and potential federal and nesting state endangered and threatened species whose range includes the subject property. (Save as BiologicalAssessment-ApplicantName)
 11. One copy of any existing Incidental Take Permit(s) for Threatened and Endangered Species, which may be obtained from the U.S. Fish and Wildlife Service for federal species

- and the Florida Fish and Wildlife Conservation Commission for state-only species. (Save as IncidentalTakePermit-ApplicantName)
12. Written commitment from financial institution or insurance company demonstrating that financial assurance can be obtained. (Save as WrittenCommitmentFromFI-ApplicantName)
 13. A completed copy of the [Financial Assurance Worksheet](#). (Save as FinancialAssuranceWorksheet-ApplicantName)
 14. A signed and sealed survey of the subject property. (Save as Survey-ApplicantName)
 15. A dimensioned site plan signed and sealed by a professional engineer licensed in the state of Florida. (Save as SitePlan-ApplicantName)
 16. A dimensioned grading plan signed and sealed by a professional engineer licensed in the state of Florida. (Save as GradingPlan-ApplicantName)
 17. Dimensioned cross-sections signed and sealed by a professional engineer licensed in the state of Florida. (Save as CrossSection-ApplicantName)
 18. Detailed final construction plans and specifications for the reconstructed dune and fill material signed and sealed by a professional engineer licensed in the state of Florida. (Save as FinalConstructionPlan-ApplicantName)
 19. An anticipated construction schedule. (Save as ConstructionSchedule-ApplicantName)
 20. Detailed dune planting and maintenance plans. (Save as DunePlantingPlan-ApplicantName)
 21. Dimensioned site plan drawn to an appropriate scale, on 8.5 by 11 inch paper. (Save as ReducedSitePlan-ApplicantName)
 22. Dimensioned cross-sections drawn to an appropriate scale, on 8.5 by 11 inch paper. (Save as ReducedCrossSection-ApplicantName)
 23. Other Information as determined necessary by staff for proper evaluation of the application.
- C. Attach all documents to the [submittal E-mail](#) and mail in the applicable fee.
- D. You will receive an E-mail confirmation that your application has been received as well as an application number. Once the application is received, the Department has up to 30 days to review for completeness. If deemed incomplete, a request for additional information will be sent to you. When the application is deemed complete, final agency action is due within 90 days of receipt of additional information.

[FREQUENTLY ASKED CCCL QUESTIONS](#)

[COASTAL CONSTRUCTION ITEMS OF CONCERN](#)

[CCCL PERMIT TIME LIMITS, TIME EXTENSIONS AND PERMIT RENEWALS](#)

[GUIDELINES TO REDUCE IMPACTS TO MARINE TURTLES](#)