

Erosion Control Line and Mean High Water Fact Sheet

The proposed Erosion Control Line lies along the line of Mean High Water of the Gulf of Mexico shoreline at Mexico Beach in Bay County, FL, extending from the Bay County / Gulf County boundary Westward a distance of 3.1 miles. The location of the proposed Erosion Control Line, from FDEP Range Survey Monuments R-127.5 to R-144, is described at the end of this notice.

Mean High Water Line

- Mean high water (MHW) means the average height of the high [tide] waters over a 19-year period (177.27(14), Florida Statutes); viz., for this project the MHW elevation is +0.7 feet above NAVD 1988 vertical datum along the Gulf of Mexico shoreline of Mexico Beach in Bay County.
- The mean high water line (MHWL) is a survey of the MHW elevation across the seaward side of an ocean front property [along the beach] at the date the survey was conducted; viz., 17 August 2023 along the Gulf of Mexico shoreline of Mexico Beach in Bay County.
- The location of the MHWL is established in accordance with accepted surveying practices and principles and is reviewed and approved by the Florida Division of State Lands, Bureau of Survey and Mapping.
- The established [surveyed] MHWL is the proposed Erosion Control Line (ECL) along the subject shoreline.
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Erosion Control Line

- An erosion control line (ECL) is required prior to the construction of a beach restoration project (161.141, Florida Statutes).
 - The ECL is established at the mean high water line, recognized in Florida as the boundary between private upland property and submerged state owned lands (161.161(5), F.S.).
 - The proposed ECL shall establish the line of Mean High Water along the project segment.
 - Upland property owners will continue to enjoy all of their common-law riparian rights (161.201, F.S.).
 - No structure shall be allowed to be erected upon the newly created beach except those necessary for erosion control or dune walkovers (161.201, F.S.).
 - No activities shall be allowed on the newly created beach that may be injurious to the upland property owner (161.201, F.S.).
 - Any additions of sand to the upland property landward of the ECL shall remain the property of the upland owner (161.141, F.S.).
 - An erosion control line can be repealed if the beach restoration project is not constructed (161.211(1), F.S.).
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