

ST. JOHNS COUNTY, FLORIDA

South Ponte Vedra Beach, Vilano Beach, and Summer Haven Reaches

COASTAL STORM RISK MANAGEMENT PROJECT
DRAFT INTEGRATED FEASIBILITY STUDY AND ENVIRONMENTAL
ASSESSMENT

APPENDIX F

Public Access and Cost Sharing

March 2017



**US Army Corps
of Engineers**
Jacksonville District

**U.S. ARMY CORPS OF ENGINEERS
JACKSONVILLE DISTRICT**

THIS PAGE INTENTIONALLY LEFT BLANK.

Appendix F – St. Johns County CSRM Feasibility Study: Public Access and Cost Sharing Assessment

I. Overview

This appendix outlines cost sharing for the Recommended Plan as determined by shoreline ownership and use. The plan spans from the Florida Department of Environmental Protection’s (FDEP) reference monuments R-103.5 to R-116.5 and consists of initial and periodic nourishments of the existing dune profile and an additional 60' berm extension. Boundaries for the segment to determine federal cost sharing extend from the northernmost point at the private Serenata Beach Club in South Ponte Vedra Beach an approximate 2.6 miles south into Vilano Beach. Tapers of a maximum length of 1,000 feet will be added at the northern and southern ends of the berm extension to stabilize the fill. The addition of tapers results in sand placement from R-102.5 to R117.5.

The current cost share estimates are based on policy guidance provided by Engineer Regulations (ER) 1105-2-100, Appendix E and ER 1165-2-130. Cost sharing for this project is determined by section 103(c)(5) of the Water Resources Development Act (WRDA) of 1986, which establishes a 65/35 (federal/non-federal) cost share for coastal storm risk management, except for private undeveloped shores or shorelines limited to private use. WRDA 1999 changed the cost sharing policy, previously provided by WRDA 1986, by setting a maximum federal share of periodic nourishment, carried out after 1 January 2003, to 50% for projects authorized for construction after 31 December 1999. Therefore, costs assigned to developed lands (publicly or privately owned) and undeveloped public lands are cost shared 65% federal and 35% non-federal for initial construction and 50% federal / 50% non-federal for periodic nourishment. Benefits from prevention of damages to transportation facilities are considered storm damage reduction benefits according to ER 1165-2-130 and are cost shared 65% federal and 35% non-federal for initial construction. “Transportation facilities” in the project area include street ends. Costs assigned to undeveloped, privately owned lands, even publicly accessible, are not federally cost shared (100% non-federal). Note that, for the purposes of this report, “developed” indicates the presence of buildings and/or other infrastructure such as roadways. Parks, parking lots, and vacant lots are not considered to be “developed” lands. If lands are not within ¼ mile north or ¼ mile south of public access and public parking, then the associated costs will be 100% non-federal. The cost sharing for the project is determined to be 23.0% federal, 77.0% non-federal for initial construction. **Table 1** shows the cost sharing estimates for initial construction and subsequent periodic nourishments.

Table 1: General Cost Sharing Summary for Initial Construction

	Initial Construction Federal Participation	Initial Construction Non-Federal Participation	Periodic Nourishment Federal Participation	Periodic Nourishment Federal Participation
R-103.5 to R-116.5	23.0%	77.0%	17.7%	82.3%

II. Segment Description

The total shoreline length, based on shorefront length information provided by the St. Johns County Property Appraiser’s office (verified using Google Earth), is estimated to be about 13,498 feet (or 2.6 miles) long. Federal cost-sharing is calculated for all parcels within ¼ mile north and ¼ mile south of public access points with parking throughout the segment. **Figure 1** includes public access and parking for the Recommended Plan area.

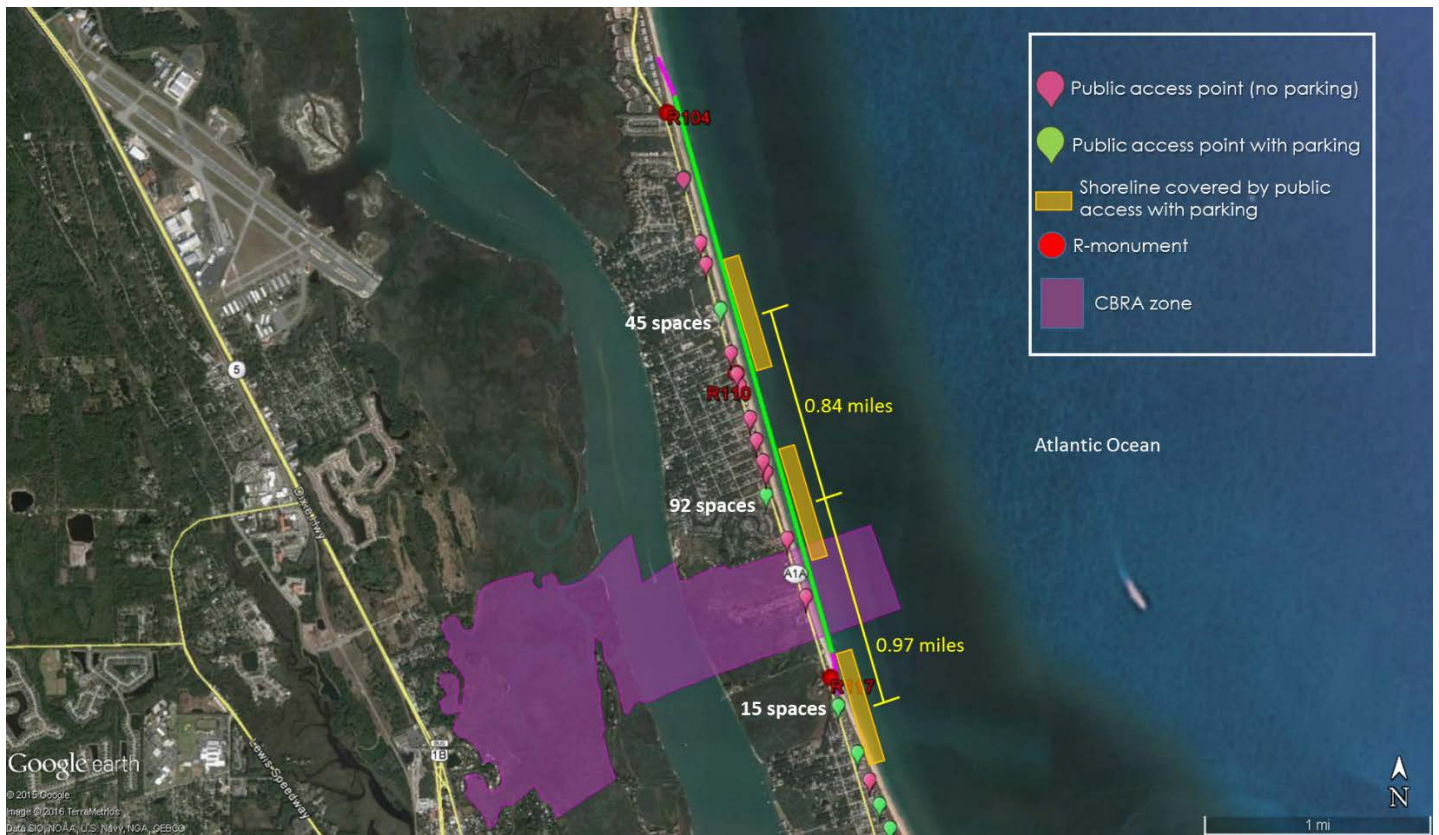


Figure 1: Shoreline image for subject area depicting FDEP R-monuments and public access points.

There are no federally owned lands in the subject segment. In the southern portion of the subject area there are 22 parcels that are located within a Coastal Barrier Resources Act (CBRA) zone, totaling approximately 2,190 feet. CBRA zones were developed as part of the Coastal Barrier Resources Act of 1982 along the Atlantic and Gulf coasts to encourage the conservation of hurricane prone, biologically rich coastal barriers by restricting federal expenditures that encourage development, such as federal flood insurance. CBRA zones are not cost-shared, and therefore the costs associated with these areas are covered 100% by the non-federal sponsor.

There are multiple parcels that are publicly or privately owned and not publicly accessible, i.e., they are not located within ¼ mile of public access and public parking. The combined shorefront length of these properties is 5,922 feet. These properties are not cost-shared, and therefore the costs associated with these areas are covered 100% by the non-federal sponsor. There are five properties that are privately owned, undeveloped and publicly accessible. The combined shorefront length of these properties is 603 feet. The costs associated with these areas are covered 100% by the non-federal sponsor. Per 1165-2-130, “all costs assigned to the prevention of losses of undeveloped private lands are non-federal, even though the beach may be public.”

There are approximately 948 feet of the shoreline composed of undeveloped public lands, which are cost-shared at 65% federal, 35% non-federal. The rest of the properties in the segment, totaling an estimated 3,835 feet, are publicly accessible, developed public or private lands including transportation facilities comprised of street ends, and the cost share for these lands for initial construction is covered 65% federal, 35% non-federal. Appendix E from ER 1105-2-100 and ER 1165-2-130 were used as references to determine these shares.

Overall, the cost share for the subject segment is estimated to be 23.0% federal, 77.0% non-federal for initial construction and 17.7% federal, 82.3% non-federal for periodic nourishment. As seen in **Table 2**, the cost share for periodic nourishment is lower than initial construction as a result of the WRDA 1999 that set a maximum federal share for

periodic nourishment, carried out after 1 January 2003, to 50% for projects authorized for construction after 31 December 1999. A detailed parcel-by-parcel list of shoreline ownership, used, and associated cost sharing is given in **Table 3**.

Table 2: Detailed Cost Sharing Summary for Initial Construction and Periodic Nourishment

Shore Ownership and Project Purpose (as defined in ER 1105-2-100)	INITIAL CONSTRUCTION				PERIODIC NOURISHMENT*		
	Maximum Level of Federal Participation in Construction Costs	Shoreline Length (feet)	Shoreline Length x Federal Participation %	Shoreline Length x non-Federal Participation %	% of Federal Participation for Periodic Nourishment	Shoreline Length x Federal Participation %	Shoreline Length x non-Federal Participation %
I. Federally Owned	100%	0	0	0	100%	0	0
II. Publicly and Privately Owned, Protection Results in Public Benefits							
A. Coastal Storm Risk Management (CSRM) on Developed Lands (Public/Private)	65%	3,835	2,493	1,342	50%	1,918	1,918
B. CSRM on Undeveloped Public Lands **	65%	948	616	332	50%	474	474
C. CSRM on Undeveloped Private Lands	0%	603	0	603	0%	0	603
III. Privately Owned, Use Limited to Private Interests (No public access within 1/4 mile)	0%	5,922	0	5,922	0%	0	5,922
IV. CBRA Zone	0%	2,190	0	2,190	0%	0	2,190
	Total Distance:	13,498	3,109	10,389	Total Distance:	2,392	11,107
	Cost Shares:		23.0%	77.0%	Cost Shares:	17.7%	82.3%

*Periodic nourishment is considered "construction."

**Non-Federal public shores dedicated to recreation or fish and wildlife purposes.

Table 3: Shoreline ownership, use, and associated cost sharing for parcels within the Recommended Plan area.

PARCEL NO	SHORELINE LENGTH (IN FEET)	PROPERTY ADDRESS	DESCRIPTION	OWNERSHIP	WITHIN 1/4 MILE OF ACCESS WITH PARKING	SHORELINE OWNERSHIP & PROJECT PURPOSE	INITIAL CONSTRUCTION LEVEL OF FEDERAL PARTICIPATION (%)	PERIODIC NOURISHMENT LEVEL OF FEDERAL PARTICIPATION (%)	INITIAL CONSTRUCTION % FEDERAL PARTICIPATION x SHORELINE LENGTH (IN FEET)	PERIODIC NOURISHMENT % FEDERAL PARTICIPATION x SHORELINE LENGTH (IN FEET)	Parking Spaces (#)	Notes
142230 1000	154	Serenata Drive	Developed	Private	N	III	0%	0%	0	0	0	Parcel is 1033 lf, however only 153ft are included in the optimization
142230 0210	289	COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	
R104												
142290 0750	88	4600 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142290 0748	69	Kingston Dunes HOA	Developed	Private	N	III	0%	0%	0	0	0	
142290 0760	87	4588 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142290 0770	87	4582 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142290 0780	87	4576 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142290 0790	87	4570 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142300 0010	10	4585 COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	
142310 0040	61	4580 COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	
142310 0000	312	4575 COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	
142311 0140	70	4520 COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	GOOGLE EARTH HAS IDENTIFIED AS 1423100010
142311 0004	10	HOA	Undeveloped	Private	N	III	0%	0%	0	0	0	INTERSECTION OF EDEN BAY DRIVE AND COASTAL HWY-JK VILANO BEACH LLC, IN BTWN 4520 AND 4510 COASTAL HWY
142311 0150	70	4510 COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	GOOGLE EARTH HAS IDENTIFIED AS 1423200010
142311 0160	75	4500 COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	GOOGLE EARTH HAS IDENTIFIED AS 1423200020
142320 0020	101	4480 COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	
142320 0030	99	4470 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142320 0040	100	4460 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142320 0050	97	4450 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142340 0000	61	4436 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0010	79	4430 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0020	80	4424 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0030	79	4418 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0040	82	4412 COASTAL HWY	Undeveloped	Private	N	III	0%	0%	0	0	0	
R106												
142341 0050	82	4406 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0060	79	4400 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0070	81	4388 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0080	80	4382 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0090	81	4376 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0100	80	4370 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0110	80	4364 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0120	82	4348 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0130	81	4342 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0140	77	4336 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0150	78	4330 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142341 0160	94	4324 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142345 0040	59	4320 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
142345 0030	85	4312 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
145220 0000	102	4300 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
145210 0001	60	ROW 3RD STREET	Developed	Public	N	III	0%	0%	0	0	0	
145570 0010	101	4280 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
145570 0020	101	4270 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
145210 0001	60	ROW 4TH STREET	Developed	Public	Y	IIA	65%	50%	39	30	0	
145579 0000	76	4260 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	49	38	0	
145580 0000	127	4250 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	83	64	0	
145210 0001	60	ROW 5TH STREET	Developed	Public	Y	IIA	65%	50%	39	30	0	
145600 0000	102	4240 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	66	51	0	
145600 0030	102	4230 COASTAL HWY	Undeveloped	Private	Y	IIC	0%	0%	0	0	0	
145210 0001	60	ROW	Developed	Public	Y	IIA	65%	50%	39	30	0	
145610 0010	204	4201 COASTAL HWY	Undeveloped	Private	Y	IIC	0%	0%	0	0	0	
R108												
145210 0001	60	ROW	Developed	Public	Y	IIA	65%	50%	39	30	0	
145650 0000	59	4190 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	38	30	0	
145650 0020	67	4180 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	44	34	0	
145650 0040	76	4170 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	49	38	0	
145210 0001	60	ROW	Developed	Public	Y	IIA	65%	50%	39	30	0	
145660 0000	76	4160 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	49	38	0	
145660 0030	76	4150 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	49	38	0	
145670 0000	51	4130 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	33	26	0	
145210 0001	100	ROW	Developed	Public	Y	IIA	65%	50%	65	50	45	ADJ TO REEF PARKING LOT. FDEP notes 10 sites but there are additional.
145723 0000	202	4100 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	131	101	0	RESTAURANT PARKING-SEPARATED FROM RESTAURANT BY ROW

PARCEL NO	SHORELINE LENGTH (IN FEET)	PROPERTY ADDRESS	DESCRIPTION	OWNERSHIP	WITHIN 1/4 MILE OF ACCESS WITH PARKING	SHORELINE OWNERSHIP & PROJECT PURPOSE	INITIAL CONSTRUCTION LEVEL OF FEDERAL PARTICIPATION (%)	PERIODIC NOURISHMENT LEVEL OF FEDERAL PARTICIPATION (%)	LENGTH ELIGIBLE FOR FEDERAL PARTICIPATION		INITIAL CONSTRUCTION % FEDERAL PARTICIPATION x SHORELINE LENGTH (IN FEET)	PERIODIC NOURISHMENT % FEDERAL PARTICIPATION x SHORELINE LENGTH (IN FEET)	Parking Spaces (#)	Notes
									(IN FEET)	(IN FEET)				
145210 0001	60	ROW	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
145273 0000	203	4100 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	203	132	102	0	The Reef Restaurant	
145210 0001	60	ROW EUCLID AVE	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
145790 0000	101	102 TENTH ST	Undeveloped	Private	Y	IIC	0%	0%	101	0	0	0		
145790 0030	101	4070 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	101	66	51	0		
145210 0001	60	ROW 11TH STREET	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
145810 0000	101	4060 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	101	66	51	0		
145810 0030	101	4050 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	101	66	51	0		
145210 0001	60	ROW 12TH STREET	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
145950 0000	101	4040 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	101	66	51	0		
145955 0000	101	4030 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	101	66	51	0		
145210 0001	60	ROW 13TH STREET	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
145960 0010	93	4020 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
R110														
145960 0030	108	4010 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
145210 0001	60	ROW 14TH STREET	Developed	Public	N	III	0%	0%	0	0	0	0		
146000 0000	59	3990 D COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146000 0020	40	3990 C COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146000 0010	50	3978 B COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146000 0030	46	3978 A COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
145210 0001	60	ROW 15TH STREET	Developed	Public	N	III	0%	0%	0	0	0	0		
146000 0200	42	3966 C COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146000 0202	24	3966 B COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146000 0203	39	3966 A COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146000 0991	101	3960 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0	LOCATED IN BTWN 3966 AND 3940 COASTAL HWY- listed in property appraiser as 0 Coastal Hwy	
145210 0001	60	ROW 16TH STREET	Developed	Public	N	III	0%	0%	0	0	0	0		
146007 0100	100	3940 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146007 0200	99	3930 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
145210 0001	60	ROW 17TH STREET	Developed	Public	N	III	0%	0%	0	0	0	0		
146008 0000	58	3920 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146008 0005	63	3912 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146008 0830	89	3910A COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
145210 0001	60	ROW BOATING CLUB RO	Developed	Public	N	III	0%	0%	0	0	0	0		
146120 0000	93	3890 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146130 0000	101	3880 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
145210 0001	60	ROW 19TH STREET	Developed	Public	N	III	0%	0%	0	0	0	0		
146152 0010	100	3870 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
146152 0030	99	3860 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	0		
145210 0001	60	ROW 20TH STREET	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
146159 0010	103	3840 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	103	67	52	0		
146159 0030	100	3830 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	100	65	50	0		
145210 0001	60	ROW 21ST STREET	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
146160 0010	101	3820 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	101	66	51	0		
R112														
146160 0011	103	3810 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	103	67	52	0		
145210 0001	60	ROW 22ND STREET	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
146200 0005	106	3790 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	106	69	53	0		
146200 0000	95	3780 COASTAL HWY	Undeveloped	Private	Y	IIC	0%	0%	95	0	0	0		
145210 0001	60	ROW 23RD STREET	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
146210 0010	99	3750 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	99	64	50	0		
146210 0030	101	3740 COASTAL HWY	Undeveloped	Private	Y	IIC	0%	0%	101	0	0	0		
145210 0001	60	ROW 24TH STREET	Developed	Public	Y	IIA	65%	50%	60	39	30	0		
146218 0010	104	3730 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	104	68	52	0		
146218 0120	99	3720 COASTAL HWY	Undeveloped	Public	Y	IIB	65%	50%	99	64	50	0		
145210 0001	60	ROW	Developed	Public	Y	IIA	65%	50%	60	39	30	92		
146219 0000	277	3710 COASTAL HWY	Undeveloped	Public	Y	IIB	65%	50%	277	180	139	0		
142380 0020	572	3680 COASTAL HWY	Undeveloped	Public	Y	IIB	65%	50%	572	372	286	0		
142460 0001	213	101 VILLAGE DR	Developed	Private	Y	IIA	65%	50%	213	138	107	0	SUBSTANTIAL WALKOVER LOCATED ON PARCEL	
39	ROW		Developed	Public	Y	IIA	65%	50%	39	25	20	0		
R114														
142470 0000	100	3580 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	100	65	50	0		
142480 0000	88	3570 COASTAL HWY	Developed	Private	Y	IIA	65%	50%	88	57	44	0	THE REST OF PROPERTY IS LOCATED W/IN THE CBRA ZONE	
142480 0000	12	3570 COASTAL HWY	Developed	Private	Y	IV	0%	0%	12	0	0	0		
142520 0000	100	3560 COASTAL HWY	Developed	Private	N	IV	0%	0%	0	0	0	0		
142413 0000	41	3501 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	0		
142540 0020	100	3550 COASTAL HWY	Developed	Private	N	IV	0%	0%	0	0	0	0		
142540 0000	120	3500 COASTAL HWY	Developed	Private	N	IV	0%	0%	0	0	0	0		
142550 0000	80	3498 COASTAL HWY	Developed	Private	N	IV	0%	0%	0	0	0	0		

PARCEL NO	SHORELINE LENGTH (IN FEET)	PROPERTY ADDRESS	DESCRIPTION	OWNERSHIP	WITHIN 1/4 MILE OF ACCESS WITH PARKING	SHORELINE OWNERSHIP & PROJECT PURPOSE	INITIAL CONSTRUCTION LEVEL OF FEDERAL PARTICIPATION (%)	PERIODIC NOURISHMENT LEVEL OF FEDERAL PARTICIPATION (%)	INITIAL CONSTRUCTION	PERIODIC NOURISHMENT	Parking Spaces (#)	Notes
									% FEDERAL PARTICIPATION x SHORELINE LENGTH (IN FEET)	% FEDERAL PARTICIPATION x SHORELINE LENGTH (IN FEET)		
142560 0000	48	3494 COASTAL HWY	Developed	Private	N	IV	0%	0%	0	0	0	
142570 0000	100	3490 COASTAL HWY	Developed	Private	N	IV	0%	0%	0	0	0	
142580 0000	52	3490 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	
142590 0000	100	3470 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	
	34	ROW	Developed	Public	N	IV	0%	0%	0	0	0	
142610 0010	168	3465 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	
142620 0010	227	3455 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	LISTED IN PROPRTY APPRAISER AS 3401
	41	ROW	Developed	Public	N	IV	0%	0%	0	0	0	
142630 0000	104	3420 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	
142640 0000	103	3410 COASTAL HWY	Undeveloped	Public	N	IV	0%	0%	0	0	0	
142650 0000	101	3390 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	
142650 0010	106	3380 COASTAL HWY	Undeveloped	Public	N	IV	0%	0%	0	0	0	OWNED BY Trustees of the Internal Improvement Trust Fund (TIITF)-STATE OWNED
	39	ROW	Developed	Public	N	IV	0%	0%	0	0	0	
142660 0000	379	3350 COASTAL HWY	Undeveloped	Public	N	IV	0%	0%	0	0	0	mussallem beachfront park-county owned
R116												
142670 0000	53	3340 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	
142670 0001	81	3340 COASTAL HWY	Undeveloped	Private	N	IV	0%	0%	0	0	0	
149090 0000	100	3312 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
148860 0000	87	3308 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
148870 0000	60	3304 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	
148880 0000	95	3300 COASTAL HWY	Developed	Private	N	III	0%	0%	0	0	0	