

# Minor and Technical Corrections to Coastal Barrier Resources System Unit FL-95P

## Overview

The John H. Chafee Coastal Barrier Resources System (CBRS) is depicted on a set of maps that is maintained by the U.S. Fish and Wildlife Service (Service). The CBRS was originally mapped in 1982, and the maps were adopted by Congress via the Coastal Barrier Resources Act (CBRA) (Pub. L. 97-348). The CBRS was expanded and all of the CBRS maps were updated in 1990 when CBRA was reauthorized through the Coastal Barrier Improvement Act (CBIA) (Pub. L. 101-591). Aside from three minor exceptions,<sup>1</sup> the CBRS maps can only be modified through legislation enacted by Congress.<sup>2</sup>

Congress recognized the challenges associated with the outdated CBRS maps and, through CBRA reauthorizations in 2000 (Pub. L. 106-514) and 2006 (Pub. L. 109-226) directed the Secretary to prepare digital maps for the entire CBRS. The Service was contacted between about 1998 and 2004 by private property owners and members of Congress who sought to remove an area from Grayton Beach Unit FL-95P (located in Walton County, Florida). The Service reviewed those claims and prepared a comprehensively revised map that was adopted by Congress in 2006 via Pub. L. 109-355.

When the CBRS map for this unit was last revised during the five-year review (to make modifications to the boundaries as necessary to account for natural changes in the units such as erosion or accretion), the Service became aware of a structure on Sandy Lane in Santa Rosa Beach that may have been included in error within Unit FL-95P by the 2006 map revision.<sup>3</sup> The Service's findings and recommendation related to this unit and a detailed summary of our review are below.

## Service Findings and Recommendation

The Service has reviewed Unit FL-95P and found that minor and technical corrections are appropriate to address errors on the current effective map for the unit. These errors affect one existing structure that was on the ground prior to its inclusion within the CBRS. The Service recommends the removal from Unit FL-95P of a total of about

one acre, comprised of small areas in two separate locations that were inadvertently added to the CBRS in 2006. These errors are primarily the result of the quality of Geographic Information Systems cadastral data (i.e., parcels) available to the Service in the early 2000s, when the technical mapping work was done for Unit FL-95P.

The Service recommends that Congress replace the current effective map for Unit FL-95P, entitled "Grayton Beach Unit FL-95P Draper Lake Unit FL-96" dated January 11, 2016, and numbered 12-019A, with a replacement map prepared by the Service and entitled "Grayton Beach Unit FL-95P Draper Lake Unit FL-96" dated April 30, 2021, and numbered 12-019B. These revised map will not take effect until adopted by Congress through legislation.

## Summary of Review of Unit FL-95P

In 2006, the map for Unit FL-95P located in Walton County, Florida, was replaced with a comprehensively revised map that was produced by the Service and adopted through Pub. L. 109-355. The changes to the map at that time were intended to ensure that the boundary of Unit FL-95P follows the exterior boundaries of Grayton Beach State Park, while also excluding from the unit the Old Miller Place Subdivision, as well as portions of Gulf Trace

Subdivision and the Town of Grayton Beach. With the adoption of the 2006 map by Congress, 22 acres were removed from Unit FL-95P, and 1,582 acres of mostly State park land were added.<sup>4</sup> No structures were intended to be added to the CBRS by the 2006 map. However, the Service became aware of a potential error in Grayton Beach Unit FL-95P when the CBRS map for this unit was last revised during the five-year review to make modifications to the boundaries as necessary to account for natural changes in the units such as erosion or accretion.

The Service noticed that a structure located on Sandy Lane in Santa Rosa Beach is partially within an area added to Unit FL-95P in 2006. The Service has carefully reviewed the historical maps and aerial imagery of the area and our records for the unit and found that this structure, built in 1977, was inadvertently included within the unit. Our assessment indicates that the CBRS boundary in this location was intended to follow a parcel boundary between a conserved parcel owned by the State of Florida and a privately-owned parcel to the west. The Walton County parcel data that was used in the remapping of the unit in the early 2000s contained an error in that location. The parcel data has since been corrected (Figure 1).

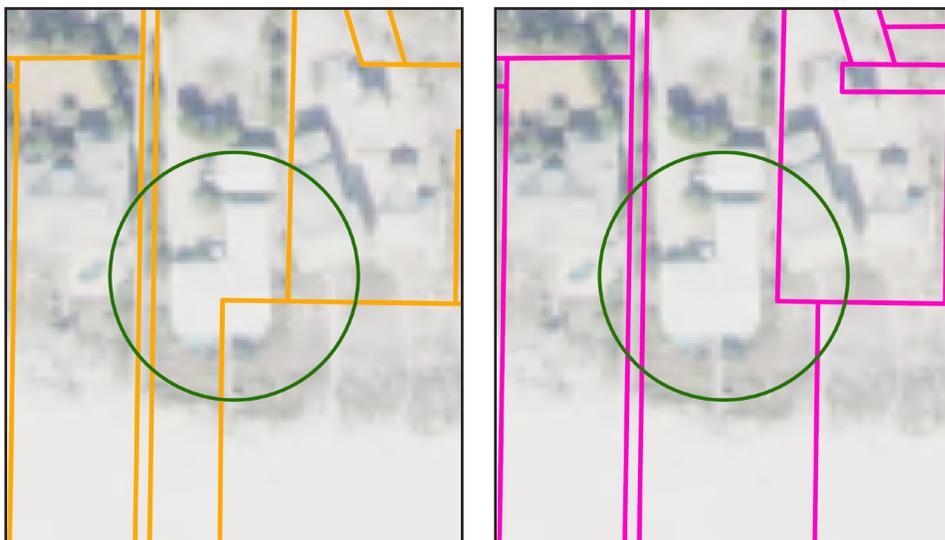


Figure 1 – On the left, parcels used to create the 2006 map are shown in orange. The structure in question is circled, and the CBRS boundary in this location follows the orange parcel boundary that bisects the structure. Updated parcels from 2019 are shown in pink.

The Service reviewed all the remaining boundary segments of the unit that were intended to follow parcel boundaries and discovered that the western boundary of the unit, located between the Lakeside at Blue Mountain Beach subdivision and Grayton Beach State Park, also does not precisely follow the

underlying parcel boundary. This error affects a small area of undeveloped private property that was inadvertently included within the unit, as the boundary in that location was intended to follow the boundary of Grayton Beach State Park. The Service has prepared a replacement map dated April 30,

2021 for Unit FL-95P that corrects the errors described above. The Service has determined that no further changes are necessary to Unit FL-95P and no changes are necessary to Unit FL-96 (which is depicted on the same map panel).

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- 1 The administrative authority of the Service to make changes to the CBRS boundaries is limited to changes made as a result of natural forces, voluntary additions by property owners, and additions of excess federal property (16 U.S.C. 3503).
  - 2 The CBRA and CBIA both included provisions by which the Service could make minor and technical modifications to the boundaries to clarify the delineation of the units. However, these provisions were time limited and are no longer in effect.
  - 3 On March 14, 2016, the Service adopted a revised five-year review map for this area via a notice in the Federal Register (81 FR 13407).
  - 4 72 FR 54278

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