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RGP SAJ-86 & Ecosystem Management Agreement

2016 Annual Report

SUMMARY

In 2015, the Army Corps of Engineers renewed SAJ-86 and the Florida Department of Environmental Protection reviewed EMA 1; several authorizations were extended as part of this process.

In 2016, the Watersound North project was reauthorized with additional impacts, the City of PCB/St. Joe were issued permits for the Colony Club Access Road at Nautilus and the Panama City Beach TDC/CVB/St. Joe made application for a 15 field Sports Complex and access road. The Pier Park Loop Road Project construction began in 2016 and is expected to be open in Spring 2017.

This report contains the project and sub-basin ledgers for all project authorizations issued through 2016. Devils Swamp Mitigation Bank Ledger and Breakfast Point Mitigation Bank Ledger are also included in this report.

2016 Projects

2016 PROJECTS

The following SAJ-86 / EMA 1 activities occurred in 2016.

- Colony Club Access Road (SAJ-2016-01221 GP-LSL / 03-0138175-007 EA) were issued in the fall of 2016; project is currently under construction.
- WSN Reauthorization (SAJ-2002-00679 GP-SWA / 66-0221322-025 EA) were issued in January/February of 2016. Phase 2B is currently under construction.
- The Panama City Beach Tourist Development Council & Convention Visitor's Bureau (TDC/CVB) and St. Joe submitted applications (SAJ-2015-03090 GP-LSL / 0349510-011) for a 15 field Sports Village located in the northeast quadrant of the SAJ-86 / EMA 1 boundary. Permits were not issued by end of 2016.
- The Pier Park Loop Road (SAJ-2006-9182 / 03-0236383-001-EA) construction commenced.

2016 Project Ledger

The following Project Ledger reflects all projects for which final authorizations have been granted, as of December 31, 2016. Since 2004, a total of 24 projects have received authorization within the SAJ-86 / EMA areas. While the majority of these projects have been completed, approximately 11 acres of low quality impacts in the Southwest West Bay sub-basin authorized for West Bay Landings and Pier Park NW Hotel and approximately 1 acre in the Ward Creek sub-basin authorized for Bay County West Bay Fire Station have not yet been initiated, but are recorded in the project ledger.

Low Quality Wetland Impact Summary per sub-basin

Southwest West Bay sub-basin - 5.56% of low quality wetland impacts authorized.

Highway 98 sub-basin - 4.48% of low quality wetland impacts authorized.

Phillips Inlet sub-basin - 2.83% of total low quality wetland impacts authorized.

Direct Runoff to Bay sub-basin - 0.25% of total low quality wetland impacts authorized.

Ward Creek sub-basin - 0.09% of total low quality impacts authorized.

High Quality Wetland Summary

Of the 125 acres of high quality impacts authorized in the RGP(SAJ-86)/EMA 1, only 4.77 acres have been authorized to date.

2016 Project Ledger

FIGURE 1: Overall Projects


| Number | Type | Permitting Basin | Subbasin | Project | Tot Prj Ac | HQ | HQ IMP | LQ | LQ IMP | WTL | UPL | Onsite CE | Offsite CE | CU MIT CE | CU CE | CR MIT | Status |
|--------|------|------------------|---------------|---|------------|-------|--------|--------|--------|--------|--------|-----------|------------|-----------|--------|--------|--|
| 1 | GP | Breakfast Point | SWWB | SAJ-2008-04490 Pier Park Northeast | 58.77 | 4.30 | 0.00 | 10.33 | 8.00 | 14.63 | 44.14 | 7.57 | 29.69 | 0.00 | 18.28 | 5.20 | CE Complete |
| 2 | GP | Breakfast Point | SWWB | SAJ-2006-9182 Pier Park Loop Road | 58.25 | 1.55 | 0.00 | 14.94 | 10.13 | 16.49 | 47.76 | 6.21 | 35.71 | 0.00 | 16.90 | 6.58 | CE Complete |
| 3 | GP | Breakfast Point | SWWB | SAJ-2007-05543 Pier Park NW Hotel | 3.11 | 0.00 | 0.00 | 2.04 | 2.04 | 2.04 | 1.07 | 0.00 | 8.16 | 0.00 | 0.90 | 1.33 | CU/CE Complete: Others per authorization |
| 4 | GP | Breakfast Point | SWWB | SAJ-2004-8221 Pier Park Drive Extension | 2.50 | 0.24 | 0.24 | 0.16 | 0.16 | 0.40 | 2.10 | 0.00 | 1.85 | 0.00 | 0.00 | 0.32 | CE Complete |
| 5 | GP | Breakfast Point | SWWB | SAJ-2006-6276 Westbay Landings | 494.83 | 86.64 | 1.17 | 111.02 | 9.85 | 197.66 | 294.34 | 189.15 | 0.00 | 0.00 | 143.57 | 7.48 | CU/CE Complete: Others per authorization |
| 6 | IP | Breakfast Point | SWWB | SAJ-2004-3965 PCB Commerce Park | 219.00 | 9.90 | 0.20 | 41.70 | 9.40 | 41.90 | 177.10 | 55.40 | 0.00 | 0.00 | 47.10 | 6.28 | CE Complete |
| 7 | IP | Breakfast Point | SWWB | SAJ 2004-8222 Frank Brown Park Trail | 1.47 | 0.00 | 0.00 | 1.32 | 1.32 | 1.32 | 0.45 | 0.00 | 3.95 | 0.00 | 0.00 | 0.80 | CE Complete |
| 8 | GP | Breakfast Point | Hwy 98 | SAJ-2006-6671 Beckrich Rd. Extension | 7.50 | 0.45 | 0.01 | 1.53 | 0.30 | 1.98 | 5.52 | 1.83 | 0.00 | 0.00 | 0.00 | 0.21 | CE Complete |
| 9 | GP | Breakfast Point | Hwy 98 | SAJ-2004-10294 Highlands West | 28.20 | 7.68 | 0.70 | 11.89 | 8.99 | 19.57 | 8.63 | 9.77 | 60.59 | 0.00 | 0.00 | 6.48 | CE Complete |
| 10 | GP | Breakfast Point | Hwy 98 | SAJ-2006-6658 Breakfast Point K-8 | 39.94 | 3.29 | 0.00 | 6.90 | 1.48 | 10.19 | 29.75 | 8.74 | 0.00 | 0.00 | 0.00 | 0.96 | CE Complete |
| 11 | GP | Breakfast Point | Hwy 98 | SAJ-2007-1364 PCB Mixed Use PDA | 59.43 | 1.59 | 0.09 | 3.13 | 0.49 | 4.72 | 54.71 | 5.93 | 0.00 | 0.00 | 0.00 | 0.40 | CE Complete |
| 12 | GP | Breakfast Point | Hwy 98 | SAJ-2004-8077 North Glades | 71.37 | 18.30 | 0.00 | 17.80 | 13.20 | 36.10 | 35.27 | 26.87 | 58.30 | 0.00 | 0.00 | 8.60 | CE Complete |
| 13 | GP | Breakfast Point | Hwy 98 | SAJ-2004-7095 Waterfall | 42.62 | 0.78 | 0.00 | 11.61 | 2.31 | 12.39 | 30.23 | 10.42 | 0.00 | 0.00 | 0.00 | 1.50 | CE Complete |
| 14 | GP | Devils Swamp | Direct to Bay | SAJ-2002-697 WaterSound North | 102.10 | 16.99 | 0.08 | 13.00 | 2.74 | 29.99 | 72.11 | 34.17 | 0.00 | 0.00 | 11.72 | 1.97 | CE Complete |

Tot Prj Ac Total Project Acres Within Sub-basin
 HQ High Quality Wetlands
 HQ IMP High Quality Wetland Impacts
 LQ Low Quality Wetlands

LQ IMP Low Quality Wetland Impacts
 UPL Uplands
 Onsite CE Onsite Conservation Easements
 Offsite CE Offsite Conservation Easements

CU MIT CE Conservation Unit Mitigation Conservation Easement
 CU CE Conservation Unit Conservation Easement
 CR MIT Mitigation Credits
 WTL Wetland

GP Regional General Permit SAJ-86
 IP Individual Permit

 Impacts have not occurred as of 12/31/16.

2016 Project Ledger


| FIGURE 1 Cont. | | Overall Projects | | | | | | | | | | | | | | | |
|-------------------|----------|------------------|----------------|---|---------------|--------------|-------------|--------------|------------|--------------|---------------|--------------|--------------|--------------|---------------|--------------|---|
| Number | Type | Permitting Basin | Subbasin | Project | Tot Prj Ac | HQ | HQ IMP | LQ | LQ IMP | WTL | UPL | Onsite CE | Offsite CE | CU MIT CE | CU CE | CR MIT | Status |
| 15 | IP | Lake Powell | Phillips Inlet | SAJ-2007-1364 PCB Commerce Park | 118.10 | 18.80 | 0.00 | 27.20 | 1.40 | 46.00 | 72.10 | 25.80 | 0.00 | 7.50 | 14.50 | 0.00 | CE Complete |
| 16 | GP | Lake Powell | Phillips Inlet | SAJ-2002-00697 WaterSound North | 464.52 | 18.07 | 0.81 | 123.30 | 19.71 | 141.37 | 323.15 | 113.80 | 0.00 | 52.84 | 53.26 | 0.00 | CE Complete |
| 17 | GP | Breakfast Point | Ward Creek | SAJ-2009-01975 West Bay Fire Station | 6.98 | 0.00 | 0.00 | 5.42 | 0.99 | 5.42 | 1.55 | 4.43 | 0.00 | 0.00 | 0.00 | 0.64 | CE Complete |
| 18 | EMA Only | Devils Swamp | Phillips Inlet | 03-0267776-001-EA Alexan Apartments | 25.71 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25.71 | 0.00 | 0.00 | 0.00 | 9.43 | 0.00 | CE Complete |
| 19 | EMA Only | Devils Swamp | Phillips Inlet | 03-0278434-001-EA Whisper Dunes | 59.48 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 59.48 | 0.00 | 0.00 | 0.00 | 21.83 | 0.00 | CE Complete |
| 20 | EMA Only | Breakfast Point | SWWB | 03-0292594-001-EA Harley Davidson | 5.02 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5.02 | 0.00 | 0.00 | 0.00 | 1.49 | 0.00 | CE Complete |
| 21 | EMA Only | Devils Swamp | Phillips Inlet | 03-0300332-001-EA West End Fire Station | 3.35 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.35 | 0.00 | 0.00 | 0.00 | 1.23 | 0.00 | CE Complete |
| 22 | GP | Breakfast Point | SWWB | SAJ-2011-01329 Laguna Substation(GP) | 25.00 | 0.00 | 0.00 | 20.00 | 20.00 | 20.00 | 5.00 | 0.00 | 105.00 | 0.00 | 8.49 | 13.00 | CE Complete |
| 23 | GP | Breakfast Point | Hwy 98 | SAJ-2013-02943 Breakfast Pt P3 | 114.53 | 6.15 | 0.15 | 47.78 | 20.03 | 53.93 | 60.60 | 34.08 | 53.39 | 0.00 | 0.00 | 13.16 | CE Complete |
| 24 | GP | Breakfast Point | SWWB | SAJ-2016-01221 Colony Club Connector | 4.83 | 2.20 | 1.32 | 0.00 | 0.00 | 2.20 | 2.63 | 0.64 | 0.00 | 1.35 | 2.15 | 1.21 | Revision to CE in process/ CUCE to be completed in 2017 |
| Total | | | | | 2016.6 | 196.9 | 4.77 | 471.1 | 133 | 658.3 | 1361.8 | 534.8 | 356.6 | 61.69 | 350.85 | 76.12 | |

Tot Prj Ac Total Project Acres Within Sub-basin
 HQ High Quality Wetlands
 HQ IMP High Quality Wetland Impacts
 LQ Low Quality Wetlands

LQ IMP Low Quality Wetland Impacts
 UPL Uplands
 Onsite CE Onsite Conservation Easements
 Offsite CE Offsite Conservation Easements

CU MIT CE Conservation Unit Mitigation Conservation Easement
 CU CE Conservation Unit Conservation Easement
 CR MIT Mitigation Credits
 WTL Wetland

GP Regional General Permit SAJ-86
 IP Individual Permit

 **Impacts have not occurred as of 12/31/16.**

2016 Sub-basin Ledger

| 2016 Sub-basins* | | | | | | | | | | |
|-------------------|---------|------------------|-----------------|----------------|---------------|--------------|-------------|-------------|-----------------|---------------|
| Subbasin | Change? | Tot_A*** | Tot_LQ | Tot_HQ | Tot_LQ_IMP | %** | Tot_HQ_IMP | %** | Tot_LQ_Remain | Tot_HQ_Remain |
| Highway 98 | N | 1,850.11 | 1,043.18 | 234.78 | 46.8 | 4.48 | 0.95 | 0.4 | 996.38 | 233.83 |
| Southwest Westbay | Y | 3,315.62 | 1,094.67 | 738.74 | 60.9 | 5.56 | 2.93 | 0.39 | 1,033.77 | 735.81 |
| Phillips Inlet | N | 3,466.42 | 746.84 | 542.8 | 21.11 | 2.83 | 0.81 | 0.15 | 725.73 | 541.99 |
| Direct Runoff Bay | Y | 2,746.60 | 1,084.36 | 576.84 | 2.74 | 0.25 | 0.08 | 0.01 | 1081.62 | 576.76 |
| Camp Creek | N | 798.26 | 314.64 | 254.76 | 0 | 0 | 0 | 0 | 314.64 | 254.76 |
| ICW | N | 2,913.18 | 1,311.30 | 742.69 | 0 | 0 | 0 | 0 | 1,311.30 | 742.69 |
| Intracoastal | N | 338.54 | 74.37 | 119.47 | 0 | 0 | 0 | 0 | 74.37 | 119.47 |
| Peach Creek | N | 0.41 | 0 | 0.09 | 0 | 0 | 0 | 0 | 0 | 0.09 |
| Ward Creek | N | 2,202.83 | 1,156.81 | 520.78 | 0.99 | <1 | 0 | 0 | 1,155.82 | 520.78 |
| West Laird Drain | N | 274.95 | 102.53 | 24.12 | 0 | 0 | 0 | 0 | 102.53 | 24.12 |
| Totals | | 17,906.92 | 6,928.70 | 3755.07 | 132.54 | 13.12 | 4.77 | 0.95 | 6,796.16 | 3750.3 |

* Cumulative thru December 31, 2016
 ** From Total
 *** EMA Acreage less Conservation Unit Acreage

2016 Conservation Easements

No conservation easements were recorded in 2016. Conservation easements associated with the Colony Club project are in process.

Based on the EMA total possible developable acreage figure of 8,799 and total conservation unit acreage of 13,193, the ratio to maintain balance in the RGP-EMA area should be 1.5 acres of recorded conservation unit conservation easement for every 1 acre of project area. Currently, with 4,037.51 acres of recorded conservation unit conservation easement and 2,010.78 project acres, the ratio is over-balance in favor of conservation unit acreage at 2.01:1.

2016 Conservation Unit Ledger

| Conservation Unit | Ownership | Total CU +/- | Conservation Easements | |
|---------------------------|-------------------|------------------|------------------------|------------|
| | | Acres | Recorded | In Process |
| | | Acres | Acres | Acres |
| Cypress & Wet Pine Flats | Panama City Beach | 2912.40 | 2,912.40 | 0 |
| Lake Powell Headwater | St. Joe | 912 | 106.10 | 0 |
| South American Swamp | St. Joe | 803 | 54.49 | 0 |
| Southwest West Bay | St. Joe | 962 | 236.74 | 3.5* |
| Ward Creek | NWFWMD | 1239 | 727.78 | 0 |
| Point Washington | St. Joe | 466 | 0 | 0 |
| Wildlife Corridor | St. Joe | 1247 | 0 | 0 |
| Side Camp | St. Joe | 2330 | 0 | 0 |
| Salamander Triangle | St. Joe | 42 | 0 | 0 |
| Breakfast Point CU (BPMB) | St. Joe | 2289 | 2289 | 0 |
| Total Acres | | 14,620.40 | 4,037.51 | 0 |

* Colony Club Access Road

Conservation Unit Land Management 2016

Land Management

In 2016, the following land management activities continued within designated Conservation Units.

- **Lake Powell Headwater, Salamander Triangle, Side Camp Rd., South American Swamp, Southwest West Bay and Ward Creek CUs** – No activity
- **Point Washington CU** - 54 acres chopped and planted in Slash Pine.
- **Wildlife Corridor CU** - Chopped and planted with Longleaf Pine (29 acres) and Slash Pine (48 acres).

GIS Conservation Easement Map

