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RGP SAJ-86 & Ecosystem Management Agreement

2015 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.

The St. Joe Company made application to reauthorize the Watersound North project approval with additional impacts under SAJ-86 and EMA 1. Breakfast Point – Phase 3 impacts were made in 2015 and construction is ongoing. The Pier Park Loop Road Project impacts will be made in 2016.

This report contains the project and sub-basin ledgers for all project authorizations issued through 2015. Devils Swamp Mitigation Bank Ledger and Breakfast Point Mitigation Bank Ledger are also included in this report.

2015 Projects

APPROVED PROJECTS

An application was made to FDEP and ACOE in mid December for a reauthorization of Watersound Origins. No projects were approved in 2015.

2015 Project Ledger

The following Projects Ledger reflects all projects for which final authorizations have been granted, as of December 31, 2015. A total of 23 projects have received authorization within the SAJ-86 / EMA areas. While the majority of these projects have been completed, impacts authorized for West Bay Landings, Pier Park NW Hotel and Pier Park Loop Road have not yet been initiated.

Counting all impacts made through 2015, the Southwest West Bay sub-basin received 5.56% of low quality wetland impacts to date (2004 – 2015), however approximately 22 acres of low quality impacts have yet to be constructed. To date, the Highway 98 sub-basin has received 4.48% of low quality wetland impacts. The Phillips Inlet sub-basin has received 2.83% of total low quality wetland impacts to date. The Direct Runoff to Bay sub-basin has received 0.21% of total low quality wetland impacts through 2015.

The developable area (totals of all sub-basins, minus conservation units) total of low quality wetlands is now 6,796.60 acres. The developable area total of high quality wetlands is now 3,751.62 acres.

2015 Project Ledger


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	4.3	0	10.33	8	14.63	44.14	7.57	29.69	0	18.28	5.2	CE Complete
2	GP	Breakfast Point	SWWB	SAJ-2006-9182 Pier Park Loop Road	58.25	1.55	0	14.94	10.13	16.49	47.76	6.21	35.71	0	16.9	6.58	CE Complete
3	GP	Breakfast Point	SWWB	SAJ-2007-05543 Pier Park NW Hotel	3.11	0	0	2.04	2.04	2.04	1.07	0	8.16	0	0.9	1.33	CU/CE Complete; Others per authorization
4	GP	Breakfast Point	SWWB	SAJ-2004-8221 Pier Park Drive Extension	2.5	0.24	0.24	0.16	0.16	0.4	2.1	0	1.85	0	0	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	0	143.57	7.48	CU/CE Complete; Others per authorization
6	IP	Breakfast Point	SWWB	SAJ-2004-3965 PCB Commerce Park	219	9.9	0.2	41.7	9.4	41.9	177.1	55.4	0	0	47.1	6.28	CE Complete
7	IP	Breakfast Point	SWWB	SAJ 2004-8222 Frank Brown Park Trail	1.47	0	0	1.32	1.32	1.32	0.45	0	3.95	0	0	0.8	CE Complete
8	GP	Breakfast Point	Hwy 98	SAJ-2006-6671 Beckrich Rd. Extension	7.5	0.45	0.01	1.53	0.3	1.98	5.52	1.83	0	0	0	0.21	CE Complete
9	GP	Breakfast Point	Hwy 98	SAJ-2004-10294 Highlands West	28.2	7.68	0.7	11.89	8.99	19.57	8.63	9.77	60.59	0	0	6.48	CE Complete
10	GP	Breakfast Point	Hwy 98	SAJ-2006-6658 Breakfast Point K-8	39.94	3.29	0	6.9	1.48	10.19	29.75	8.74	0	0	0	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	0	0	0.4	CE Complete
12	GP	Breakfast Point	Hwy 98	SAJ-2004-8077 North Glades	71.37	18.3	0	17.8	13.2	36.1	35.27	26.87	58.3	0	0	8.6	CE Complete
13	GP	Breakfast Point	Hwy 98	SAJ-2004-7095 Waterfall	42.62	0.78	0	11.61	2.31	12.39	30.23	10.42	0	0	0	1.5	CE Complete
14	GP	Devils Swamp	Direct to Bay	SAJ-2002-697 WaterSound North	101.1	16.99	0.08	12.56	2.3	29.55	71.55	34.17	0	0	11.72	1.57	CE Complete
15	IP	Lake Powell	Phillips Inlet	SAJ-2007-1364 PCB Commerce Park	118.1	18.8	0	27.2	1.4	46	72.1	25.8	0	7.5	14.5	0	CE Complete
16	GP	Lake Powell	Phillips Inlet	SAJ-2002-697 WaterSound North	464.52	18.07	0.81	123.3	19.71	141.37	323.15	113.8	0	52.84	53.26	0	CE Complete
17	GP	Breakfast Point	Ward Creek	SAJ-2009-01975 WBFS	6.98	0	0	5.42	0.99	5.42	1.55	4.43	0	0	0	0.64	CE Complete
18	EMA Only	Devils Swamp	Phillips Inlet	03-0267776-001-EA (AL)	25.71	0	0	0	0	0	25.71	0	0	0	9.43	0	CE Complete
19	EMA Only	Devils Swamp	Phillips Inlet	03-0278434-001-EA (WD)	59.48	0	0	0	0	0	59.48	0	0	0	21.83	0	CE Complete
20	EMA Only	Breakfast Point	SWWB	03-0292594-001-EA (HDV)	5.02	0	0	0	0	0	5.02	0	0	0	1.49	0	CE Complete
21	EMA Only	Devils Swamp	Phillips Inlet	03-0300332-001-EA (WEF)	3.35	0	0	0	0	0	3.35	0	0	0	1.23	0	CE Complete
22	GP	Breakfast Point	SWWB	SAJ-2011-01329 (Laguna Sub)	25	0	0	20	20	20	5	0	105	0	8.49	13	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	60.6	34.08	53.39	0	0	13.16	CE Complete
Total					2010.78	194.73	3.45	470.63	132.1	655.66	1358.58	534.17	356.64	60.34	348.7	74.51	

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 12/31/15.**

2015 Sub-basin Ledger

2015 Sub-basins*										
Subbasin	Change?	Tot_A	Tot_LQ	Tot_HQ	Tot_LQ_IMP	%**	Tot_HQ_IMP	%**	Tot_LQ_Remain	Tot_HQ_Remain
Highway 98	Y	1,850.11	1,043.18	234.78	46.8	4.48	.95	0.40	996.38	233.83
Southwest Westbay	Y	3,315.62	1,094.67	738.74	60.9	5.56	1.61	0.22	1,033.77	737.13
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	N	2,746.60	1,084.36	576.84	2.3	0.21	0.08	0.01	1,082.06	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
* Cumulative through December 31, 2015								Total	6,796.60	3751.62

** From Total

2015 Conservation Easements

No conservation easements were recorded in 2015.

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 2010.78 project acres, the ratio is over-balance in favor of conservation unit acreage at 2.01:1.

2015 Conservation Unit Ledger

Conservation Unit	Ownership	Conservation Easements	
		Recorded	In Process
		Acres	Acres
Cypress & Wet Pine Flats	Panama City Beach	2,912.40	0
Lake Powell Headwater	St. Joe	106.10	0
South American Swamp	St. Joe	54.49	0
Southwest West Bay	St. Joe	236.74	0
Ward Creek	NWFWMD	727.78	0
Total Acres		4037.51	0

Conservation Unit Land Management 2015

Land Management

During 2015, required land management activities continued within designated Conservation Units; specifically, portions of the Southwest West Bay, Wildlife Corridor, Side Camp, Ward Creek and Lake Powell Headwaters Conservation Units.

Harvest activities, including thinning and chopping occurred in the Wildlife Corridor, SideCamp Road and Lake Powell Headwaters Conservation Units. Tree planting activities occurred in Wildlife Corridor, Southwest West Bay and Ward Creek Conservation Units. In May 2015, an escaped wildfire from outside of JOE ownership impacted 207 acres of the Sidecamp Road Conservation Unit. As a result of the fire, 207 acres were required to be clear cut, 69 acres were replanted in long leaf and 92 acres were replanted with slash pine. The remaining 46 acres were non-plantable. Prior to the fire, there were several acres planted in long leaf that were fortunately not affected by the fire.

GIS Conservation Easement Map

