

RGP SAJ-86 & Ecosystem Management Agreement

2020 Annual Report



Contents

2020 Annual Report

This report contains the project and sub-basin ledgers for all project authorizations issued through December 31st, 2020.

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RGP SAJ-86 & Ecosystem Management Agreement

2020 Annual Report

2020 Authorized Project Summary

EMA 1 and RGP SAJ 86 authorizations were issued in 2020 for the following:

- 0379494-003-EA/03; SAJ-2019-04339 Breakfast Point Hotel
- 0379494-002-EA/03; SAJ-2019-04247 Breakfast Point Apartments
- 0382019-001-EA/03; SAJ-2019- 04047 Breakfast Point Phase 4
- 0375609-002-EA/03; SAJ-2005-09182 Bay Parkway Expansion

2019 Projects that commenced construction in 2020:

- Origins Phase 5 0375790-001-EA/66; SAJ-2002-00679
- Origins Assisted Living Center 0377211-002-EA/03; SAJ-2019-02304
- Nautilus 0373877-002-EA/03; SAJ-2019-00908
- Panama City Beach Commerce Park Lot 2 0360439-002-EA/03
- South Walton Commerce Park Lot 34 & 35 0378433-001-EA/66
- Bay Parkway Phase 2 0261615-015-EA/03 0375609-001-EA/03; SAJ-2005-09182

Overall Summary

June 10, 2020 the EMA was renewed and September 22, 2020 the RGP SAJ 86 was reissued. Through the renewal and reissuance process the sub basins were updated to HUC 12 basins to be in line with the other 2 RGP/EMAs that have been issued in the area. In the original permit there were 19 basins with the reissuance there are now 7 basins. The forms used, nomenclature of wetland quality and rules citations were also updated. The basins were the only substantive change. The following information includes overall summaries based on the Project Ledger for which final authorizations have been granted as of December 31, 2020. Since 2004, a total of 41 projects have received authorization within the SAJ-86 / EMA areas. The RGP/EMA renewal

Low Quality Impact Summary

Of the total 2,748.19 acres of authorized projects including a total of 636.59 acres of altered wetlands, only 272.41 acres of high quality wetlands have been authorized for impact. While the majority of these projects have been completed, the project ledger references impact related to projects not yet initiated in green.

High Quality Impact Summary

Of the 125 of high quality impacts authorized in the RGP(SAJ-86)/EMA 1, only 19.43 acres have been authorized to date, leaving 105.57 acres remaining.

Conservation Easement Summary

Due to the 41 projects authorized 1,311.6 total acres have been committed to conservation easements to date. The following conservation easements were recorded in 2020:

- Breakfast Point Hotel 0379494-003-EA/03; SAJ- 2019-04339
- Breakfast Point Apartments 0379494-002-EA/03; SAJ-2019-04247
- Breakfast Point Phase 4 0382019-001-EA/03; SAJ-2019-04047

Based on the EMA total possible developable acreage figure of 8,799 and total conservation unit acreage of 14,620.4, 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. Including the above in process, 6,623.82 acres of conservation unit conservation easements recorded and 2,794.48 project acres, the ratio is over-balance in favor of conservation unit acreage at 2.37:1 which is an overage of 2,432.10 acres conserved in SAJ-86/EMA 1 conservation units.

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 12/31/2020

Project Ledger

FIGURE 1 continued		Overall Projects continued																
Number	Type	Permitting Basin	Subbasin	Project	Tot Prj Ac	HQ	HQ IMP	LQ	LQ IMP	Under 20 % LQ Remaining	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	4.04	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	4.95	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	0.09	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	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	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	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	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	0.00	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	0.00	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	0.00	2.20	2.63	0.64	1.35	0.00	1.40	1.21	CE Complete
25	GP	Breakfast Point	Hwy 98	SAJ-2015-03090 Sports Complex, School and Fire	210.00	21.65	1.80	58.15	11.63	0.00	79.80	130.20	66.37	0.00	0.00	0.00	9.36	CE Complete
26	GP	Breakfast Point	SWWB	SAJ-2017-01732 Pier Park Crossings	44.44	10.88	0.00	8.35	5.65	0.00	19.23	25.21	13.16	19.90	0.00	12.89	3.67	CE Complete
27	GP	Devil's Swamp	Phillips Inlet	SAJ-2002-00679 Watersound North (PH 4)	48.80	0.20	0.00	2.83	2.83	0.00	3.03	45.77	0.20	0.00	41.18	0.00	0.00	CE Complete Note: Boundary overlaps with previous WSN permits.
28	GP	Devil's Swamp	Direct to Bay	SAJ-2002-00679 Watersound North (PH 4)	87.50	20.22	0.04	9.10	1.92	0.00	29.32	58.18	27.36	0.51	0.00	39.65	1.29	CE complete Note: Boundary overlaps with previous WSN permits.
29	EMA ONLY	Breakfast Point	Ward Creek	03-62422-002-EA/03 PCB Conservation Park Parking	3.21	0.00	0.00	0.00	0.00	0.00	0.00	3.21	0.00	0.00	0.00	1.8	0.00	CE Completed
29A	EMA ONLY	Breakfast Point	West Laird	03-62422-022-EA/03 PCB Conservation Park Parking	1.1	0.00	0.00	0.00	0.00	0.00	0.00	1.1	0.00	0.00	0.00	0.2	0.00	CE Completed

Tot Prj Ac Total Project Acres Within Sub-basin
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GP Regional General Permit SAJ-86
 IP Individual Permit

- Impacts have not occurred as of 2020
- CE's to be recorded
- LQ Impact Allowance Drawdown

Project Ledger

FIGURE 1 continued		Overall Projects continued																		
Number	Type	Permitting Basin	Subbasin	Project	Tot Prj Ac	HQ	HQ IMP	LQ	LQ IMP	Under 20 % LQ Remaining	WTL	UPL	Onsite CE	Offsite CE	CU MIT CE	CU CE	CR MIT	Rd Removable	Status	
30	GP	Devil's Swamp	Direct to Bay	0375790-001 EA/66 & SAJ-2002-0679 Origins PH 5	181.25	2.90	1.51	27.25	20.74	0.00	30.15	151.1	0.00	76.45	0.00	119.7	14.86		CE Completed	
31	GP	Devil's Swamp	Direct to Bay	0377211-001-EA/66 & SAJ-2019-02304 Origins Assisted Living	11.86	0.27	0.00	0.56	0.27	0.00	0.83	11.03	0.00	1.04	0.00	3.74	.18		CE Completed	
32	GP	Breakfast Point	SWWB	0373877-002-EA/03 & SAJ-2019-0098 Nautilus	20.15	0.00	0.00	0.115	0.115	0.00	0.115	20.035	0.00	0.58	0.00	5.77	0.08		CE Completed	
33	EMA ONLY	West Bay	SWWB	36439-002-EA/03 PCB Commerce Park Lot 2	2.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.57	0.00		CE Completed	
34	EMA ONLY	Devil's Swamp	Peach Creek	0378433-001-EA/66 South Walton CP Lot 34 & 35	3.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00		CE Completed	
35	EMA ONLY	Breakfast Point	Direct to Bay	0378297-001-EA/03 PCB Commerce Park Lot A1	1.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62	0.00		CE completed	
36	RGP/EMA	Breakfast Point	SWWB	037628-001-EA/03 & SAJ-2019-01010 Pier Park Northwest	10.27	2.82	0.4	4.62	2.34	0.00	7.44	2.83	4.7	7.08	0.00	2.88	1.88		CE Completed	
37	RGP/EMA	Breakfast Point	SWWB	0261615-015-EA/03 & SAJ 2005-09182 Bay Parkway PH 2	106.0	6.56	6.56	20.51	20.51	0.00	27.07	78.93	0.00	82.05	0.00	27.06	19.36	2	CE Completed	
38	RGP/EMA	Breakfast Point	Hwy 98	0379494-003-EA/03; SAJ-2019-04339 Breakfast Point Hotel	7.27	0	0	0.82	0.82	0	0.82	6.18	0	3.28	0	0	0	.53 FDEP .53 ACOE	0	CE completed
39	RGP/EMA	Breakfast Point	Hwy 98	0379494-002-EA/03; SAJ-2019-04247 Breakfast Point Apartments	18.65	0.06	0	16.71	15.37	0	16.77	1.88	1.34	60.15	0	0	8.93 FDEP 9.99 ACOE	0	CE Completed	
40	RGP/EMA	Breakfast Point	Hwy 98	0382019-001-EA/03; SAJ-2019-04047 Breakfast Point Phase 4	59.44	6.31	0	16.35	11.93	0	22.66	36.78	10.7	43.33	0	0	7.75 FDEP 7.75 ACOE	0	CE Completed	
41	RGP/EMA	Breakfast Point	SWWB	0375609-002-EA/03; SAJ-2005-09182 Bay Parkway Expansion	6.73	3.81	3.81	0.15	0.15	0	3.96	2.77	0	0.6	0	1.92	19.36 FDEP 19.36 ACOE	1	CE in Progress	
Totals					2,794.48	272.41	19.43	636.59	226.82	9.08	899.50	1,891.18	652.96	545.6	101.52	556.14	104.64	3		

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 LQ Impact Allowance Drawdown

Sub-basin Ledger

2020 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	87.33	8.37%	0.95	0.40%	955.85	233.83
Southwest Westbay	Y	3,315.62	1,119.92	748.12	89.67	8.00%	15.02	2.00%	1,030.25	733.1
Phillips Inlet	N	3,466.42	746.84	542.8	23.94	3.21%	0.81	0.15%	722.90	541.99
Direct Runoff Bay	N	2,746.60	1,115.17	580.01	25.61	2.30%	1.63	0.28%	1,086.56	591.22
Camp Creek	N	798.26	314.64	254.76	0	0.00%	0	0.00%	314.64	254.76
ICW	N	2,913.18	1,311.30	742.69	0	0.00%	0	0.00%	1,311.30	742.69
Intracoastal	N	338.54	74.37	119.47	0	0.00%	0	0.00%	74.37	119.47
Peach Creek	N	0.41	0	0.09	0	0.00%	0	0.00%	0.00	0.09
Ward Creek	N	2202.83	1,156.81	520.78	0.99	0.09%	0	0.00%	1,155.82	520.78
West Laird Drain	N	274.95	102.53	24.12	0	0.00%	0	0.00%	102.53	24.12
Totals		17,906.92	6,984.76	3,767.62	227.54	21.97%	18.41	2.83%	6,754.22	3,376.05

Cumulative thru December 31, 2020

*** EMA Acreage less Conservation Unit Acreage

“Banked” Low Quality Impacts Ledger

NO CHANGES IN 2020

PHILLIPS INLET SUBBASIN
Watersound Origins Drawdown of “Banked” Low Quality Impacts
From SAJ-2002-00697 for Phase 4

“Banked” Low Quality Impacts – Phillips Inlet Summary

Included in the 2017 Watersound Origins Phase 4 authorization, St. Joe followed the EMA section VII. (a) and SAJ-86 section 5b.(1) related to use of remaining unused or “banked” low quality impacts for other projects in the same subbasin in order to impact more than 20% while keeping the subbasin math balanced. The 2017 project used a portion of the impacts not taken with the previous Watersound North authorized project. A drawdown table for this is included below and will be included going forward in the Annual Reports. The Project Ledger also references this information in yellow.

Phillips Inlet Subbasin	Project Acres	Total LQ Wetlands	20% LQ Impacts Allowed	LQ Wetland Impacts Made (Approx 16%)	LQ “Banked” Impacts	Requested LQ “Banked” Impacts	“Banked” LQ Impacts Remaining
WSN P1/2B	464.52	123.3	24.66	19.71	4.95		4.95
WS Origins P4	48.8	2.83	0.56	100%	0	2.26	2.69

Phillips Inlet Subbasin Mitigation Summary

PHILLIPS INLET SUBBASIN
Lake Powell Headwaters Conservation Unit
Mitigation Area Summary
NO CHANGES IN 2020

Off-Site Mitigation – Phillips Inlet Summary

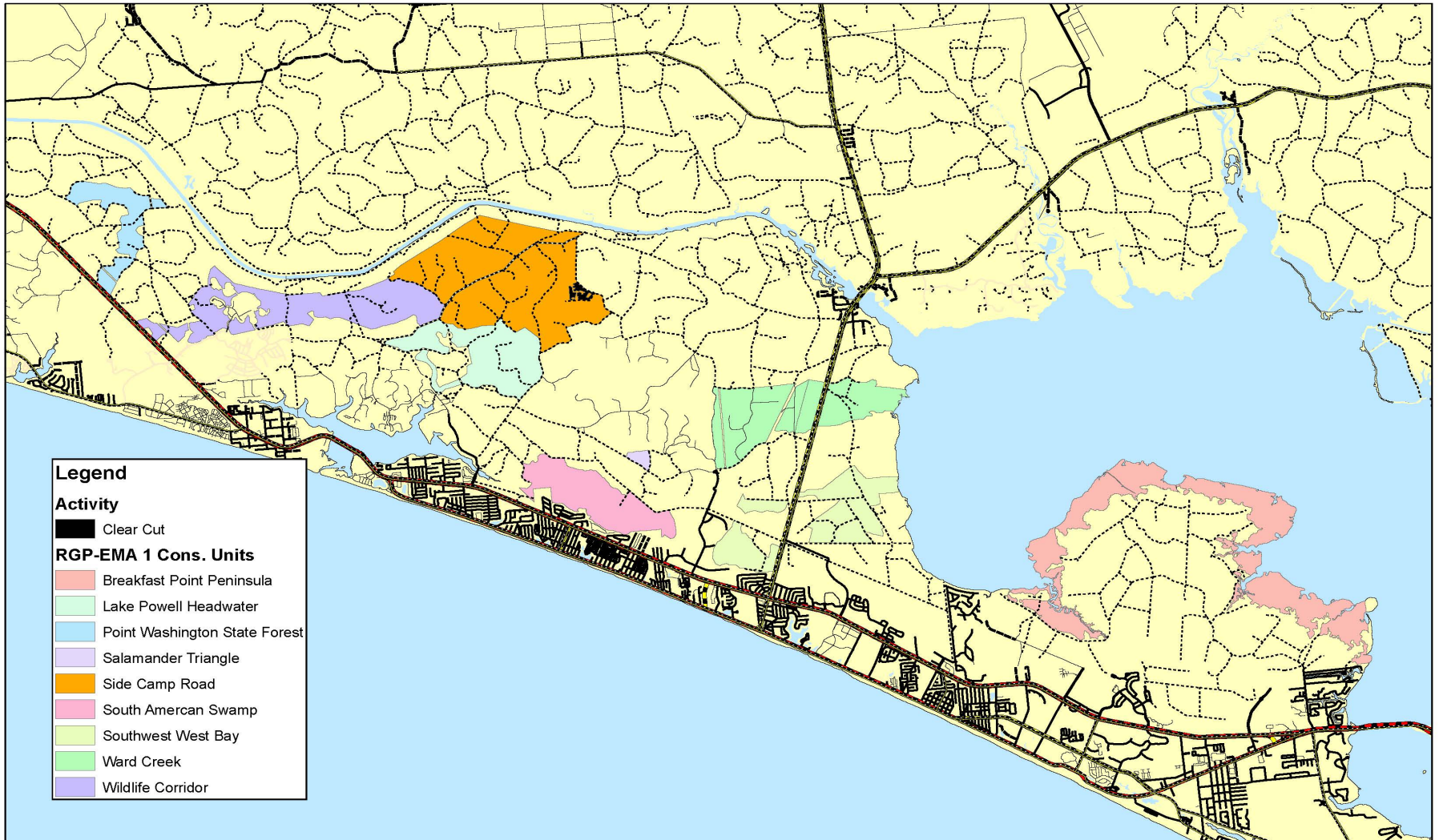
For the Phillips Inlet subbasin, compensatory mitigation for individual project wetland impacts must be satisfied with off-site mitigation in the Lake Powell Headwaters Conservation Unit (LPHCU). The required mitigation for the 2017 authorized WaterSound Origins - Phase 4 was calculated based on the .65 FU for the RGP which equals 1.84 acres. After further discussion with ACOE and FDEP regarding logistics of managing such a small area and the anticipation of future impacts within the Phillips Inlet subbasin, St. Joe proposed to place a conservation easement over +/-41.18 acres adjacent to the previously authorized and released mitigation area thereby creating more environmental lift in one concentrated area, simplifying logistics and costs related to monitoring and land management, and planning for near term future impacts in the subbasin. The below is a drawdown table for future impacts in the Phillips Inlet subbasin, which will be included in future annual reports.

Phillips Inlet Subbasin (LPHCU) Mitigation Draw-down Schedule	
WS - Origins Off-Site LPHCU Mitigation Acres	41.18
WS - Origins Phase 4 LPHCU Off-Site FU (Acres)	7.05
WS - Origins Phase 4 FU Required (Acres)	1.84
Remaining FU for Future Impacts only within Phillips Inlet Subbasin (Acres)	5.21

Conservation Unit Ledger

		Total CU +/-	Conservation Easements	
			Recorded Acres	In Process Acres
Conservation Unit	Ownership	Acres		
Cypress & Wet Pine Flats	Panama City Beach	2912.40	2,912.40	0
Lake Powell Headwater	St. Joe	912	147.28	0
South American Swamp	St. Joe	803	67.38	0
Southwest West Bay	St. Joe	962	310.65	1.92
Ward Creek	NFWFMD	1239	731.28	0
Point Washington	St. Joe	466	0	0
Wildlife Corridor	St. Joe	1247	39.65	0
Side Camp	St. Joe	2330	124.06	0
Salamander Triangle	St. Joe	42	0.2	0
Breakfast Point CU (BPMB)	St. Joe	2289	2289	0
Total Acres		14,620.40	6,621.9	1.92

Conservation Unit Land Management Survey



Conservation Easement Map Overview

