



Contents

2025 Annual Report

This report contains the project and sub-basin ledgers for all project authorizations issued through December 31st, 2025.

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2025 Project Summary

RGP SAJ 105 and EMA 2 authorizations were issued in 2025 for the following:

- West Bay Center Storage 0404939-020-EA/03; SAJ-2005-01030
- West Bay Center Grocer 0404939-019-EA/03; SAJ-2025-00814

2023 Projects that commenced construction in 2025:

- West Bay Center Spine Road 0404934-013-EA/03; 0404939-014-SFRP/03

Overall Summary

2025 Annual Report

In 2015, the Florida Department of Environmental Protection executed a second Ecosystem Management Agreement with The St. Joe Company covering 42,889 acres of St. Joe ownership. Subsequently, the Army Corps of Engineers issued SAJ-105 for 43,977 acres including St. Joe ownership as well as other ownership located in the West Bay watershed within Bay County, Florida. This agreement was renewed by Florida Department of Environmental Protection and Army Corps of Engineers on December 20, 2020. The agreement was renewed by Florida Department of Environmental Protection in August 2025.

This is the tenth annual report for SAJ 105 and EMA 2. All projects approved under the SAJ-105 EMA 2 criteria are included in the project ledger. Two projects were approved in 2025. All projects authorized by RGP/EMA 2 are depicted in the Projects and Conservation Easement map and listed in the following project ledger. Due to the twenty-one projects authorized, 1,265.45 total acres have been committed to conservation easements to date, with 1,013.98 total acres recorded. The following conservation easements were recorded in 2025:

- Latitude Margaritaville Watersound Phase 6B/C 0403572-013-SFRP/03; 0403572-011-EA03; 0403572-019-EM/03; 0403572-020-SFM/03 Offsite CE
- Latitude Margaritaville Watersound Phase 5A-3 0403572-024-EA/03; SAJ-2024-01704 Offsite CE

2025 Project Ledger

Number	Type	Permitting Basin	Sub-basin	Project	Tot Prj Ac	HQ	HQ IMP	Alt	Alt IMP	WTL	UPL	Onsite CE	Offsite CE	CU Mit CE	CU CE	CR MIT	Rd Removal	Status
1	ERP/NWP	DSMB/ BPMB	CCWB	03-300713-004-DF; SAJ-2010-02464(NW-AAK) West Bay Business Center Road Crossing	2.36	1.39	0.49	0.00	0.00	1.41	0.97	21.75	0.00	0.00	0.00	0.43		CE Complete
2	ERP/NWP	DSMB/ BPMB	CCWB	03-06141-001 EI; SAJ-2011-01434 (NW-AAK) C-Store/ Express Lane @ Hwy 79 & CR 388	2.21	0.22	0.00	0.39	0.17	0.60	1.61	0.88	0.81	0.00	0.92	0.09	0.00	CE Complete
3A	EMA/RGP	BPMB	CCWB	0354652-002 EA; SAJ-2009-02897 SR 388 Expansion	154.10	10.13	7.47	23.4	20.67	33.53	123.4	5.39	18.934	0.00	78.53	17.46		CE Complete
3B	EMA/RGP	BPMB	DBSB	0354652-002 EA; SAJ-2009-02897 SR 388 Expansion	48.30	1.55	1.30	28.13	23.20	29.68	18.62	5.18	126.61	0.00	55.59	13.43		CE Complete
3C	EMA/ RGP	BPMB	ICW	0354652-002 EA; SAJ-2009-02897 SR 388 Expansion	2.40	0.00	0.00	0.57	0.36	0.57	1.83	0.21	1.847	0.00	N/A +0.21% in CCWB	0.19	0.00	CE Complete
2020 Permits																		
4	EMA/RGP	DSMB	ICW	0381301-002-EA/03; SAJ-2020-00028 Latitude Margaritaville Watersound Area 1 Phase 1	54.67	1.18	0.34	13.33	12.26	14.51	39.17	1..07	68.40	0.00	N/A	6.8 UMAM	1	CE Complete
5	EMA/RGP	DSMB	ICW	0381301-003-EA/03; SAJ-2020-01070 Latitude Margaritaville Watersound Area 1 Phase 2	105	14.32	0.49	22.97	10.78	37.29	112.71	9.92	51.20	0.00	N/A	6.13 UMAM	3	CE Complete
6	EMA/RGP	DSMB	ICW	0381301-004-EA/03; SAJ-2020-01909 Latitude Margaritaville Watersound Area 1 Phase 3	213	28.76	0.00	23.74	12.31	52.50	160.5	11.43	46.94	0.00	N/A	6.52 UMAM	2	CE Complete

Tot Prj AcTotal Project Acres Within Sub-basinAlt IMPAltered Wetland ImpactsCU MIT CEConservation Unit Mitigation Conservation Easement

HQHigh Quality WetlandsUPLUplandsCU CEConservation Unit Conservation Easement

HQ IMPHigh Quality Wetland ImpactsOnsite CEOnsite Conservation EasementsCR MITMitigation Credits

AltAltered WetlandsOffsite CEOffsite Conservation EasementsWTLWetland

Regional General Permit SAJ-105
^project located between 2 EMA/ RGP Areas only portion within EMA 2 is included on the sheet

- CE's to be recorded
- Impacts have not occurred as of 12/31/2025
- Permits modified in 2023
- Permits modified in 2024
- CE's recorded

2025 Project Ledger

Number	Type	Permitting Basin	Sub-basin	Project	Tot Prj Ac	HQ	HQ IMP	Alt	Alt IMP	WTL	UPL	Onsite CE	Offsite CE	CU Mit CE	CU CE	CR MIT	Rd Removal	Status
2021 Permits																		
7	EMA/State 404	DSMB	ICW	0403572-002-EA/03 043572-001-SFRG/03 Latitude Margaritaville Watersound West Bay Parkway Segment 3	18.55	1.19	1.16	7.05	6.45	8.24	10.31	0.00	35.94	0.00	N/A	4.43 UMAM 5.26 WRAP	1	CE Complete
8	EMA/State 404	DSMB	ICW	040939-002-EA/03; 0404939-001-SFRP/03 Latitude Margaritaville Watersound West Bay Town Center Phase 1	12.40	0.20	0.20	8.87	8.87	9.07	3.33	0.00	50.29	0.00	N/A	4.87 UMAM	1	CE Complete
9	EMA/RGP	DSMB	ICW	0381301-001-EA/03; SAJ-2021-02328 Latitude Margaritaville Watersound Phase 4	223.72	32.61	0.02	75.07	39.96	107.68	116.04	67.7	191.46	0.00	N/A	21.20 UMAM	1	CE Complete
10	EMA Only	DSMB	ICW	0381301-010-EA/03 Latitude Margaritaville Watersound Amenity Center	87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	N/A
2022 Permits																		
11	EMA/State 404	DSMB	ICW	0404939-005/Ea-03; 0404939-006-SFRP/03; 0404939-009-SFM/03 West Bay Parkway Segment 4	23.72	1.57	1.00	3.66	2.83	5.6	18.12	1.40*	16.05	0.00	0.00	2.49 UMAM	2	CE In progress
12	EMA/State 404	DSMB	ICW	0403572-008-SFRP/03; 0403572-007-EA/03; 0403572-016-EM/03 Latitude Margaritaville Watersound Phase 5B	29.78	0.08	0.00	18.45	15.95	18.53	11.25	2.50	87.94	0.00	0.00	8.45 UMAM	0.00	CE Complete

*The boundary of West Bay Parkway Segment 4 overlaps with LMWS Phase 6A. Remaining onsite wetlands in Segment 4 are being recorded with LMWS Phase 6A onsite.

Tot Prj AcTotal Project Acres Within Sub-basinAlt IMPAltered Wetland ImpactsCU MIT CEConservation Unit Mitigation Conservation Easement

HQHigh Quality WetlandsUPLUplandsCU CEConservation Unit Conservation Easement

HQ IMPHigh Quality Wetland ImpactsOnsite CEOnsite Conservation EasementsCR MITMitigation Credits

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2025 Project Ledger

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2023 Permits																		
13	EMA/State 404	BPMB	ICW	0403572-009-EA/03 0403572-010-SFRP/03; 0403571-021-EM/03; 0403572-022-SFM/03 Latitude Margaritaville Watersound Phase 5C	184.70	49.14	0.00	70.43	21.08	119.57	65.13	24.56	94.96	0.00	0.00	11.17 UMAM	0.00	CE in Progress
14	EMA/State 404	DSMB	ICW	0403572-005-EA/03; 0403572-006-SFRP/03; 0403572-014-EM/03; Latitude Margaritaville Watersound Phase 5A	26.95	7.32	0.32	2.40	0.76	9.72	17.23	1.63	2.74	0.00	0.00	0.68 UMAM	1	CE Recorded
15	EMA/State 404	BPMB	ICW	0381301-2020-EA/03; 0381301-021-SFRP/03; 0381301-0240EM/03; 0381301-025-SFM/03 Latitude Margaritaville Watersound Phase 6A	46.72	7.92	0.00	12.1	7.97	34.8	11.62	3.36	41.83	0.00	0.00	4.22 UMAM	0.00	CE in Progress
16	EMA/State 404	BPMB	ICW	0403572-013-SFRP/03; 0403572-011-EA03; 0403572-019-EM/03; 0403572-020-SFM/03 Latitude Margaritaville Watersound Phase 6B/C	8.72	0.01	0.00	1.16	1.16	1.17	7.55	0.01	6.58	0.00	0.00	0.61 UMAM 0.75 WRAP	0.00	CE in Progress
17	EMA/State 404	BPMB	ICW	0404939-014-SFRP/03; 0404934-013-EA/03 West Bay Center Spine Road	25.22	0.016	0.016	16.1	9.41	16.12	9.1	0.00	53.34	0.00	0.00	5 UMAM 6.12 WRAP	0.00	CE in Progress
18	EMA Only	DSMB	ICW	0437362-001-EA/03 Latitude Margaritaville Watersound Phase 6B/C Boardwalk	0.10	0.049	0.001	0.031	0.001	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA

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2025 Project Ledger

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2024 Permits																		
19	EMA/RGP	BPMB	ICW	0403572-024-EA/03; SAJ-2024-01704 Latitude Margaritaville Watersound Phase 5A-3	29.61	4.26	0.00	1.19	0.57	5.30	21.61	4.88	2.617	0.00	0.00	0.22 UMAM 0.37 WRAP	0.00	CE in Progress
2025 Permits																		
20	EMA/RGP	DSMB	ICW	0404939-020-EA/03; SAJ-2025-01030 West Bay Center Storage	12.75	0.00	0.00	8.81	8.81	8.81	3.94	0.00	49.96	0.00	0.00	4.67 UMAM 5.73 WRAP	0.00	Construction Not Started
21	EMA/RGP	DSMB	ICW	0404939-019-EA/03; SAJ-2025-00814 West Bay Center Grocer	7.21	0.00	0.00	3.51	3.51	3.51	3.30	0.00	19.88	0.00	0.00	1.86 UMAM 2.28 WRAP	0.00	CE in Progress
				Totals	1,319.2	161.9	12.81	341.36	207.08	518.29	759.46	161.9	968.33	0.00	135.25	115.93 UMAM 25.38 WRAP	12	

Tot Prj Ac Total Project Acres Within Sub-basin

HQ High Quality Wetlands

HQ IMP High Quality Wetland Impacts

Alt Altered Wetlands

Alt IMP Altered Wetland Impacts

UPL Uplands

Onsite CE Onsite Conservation Easements

Offsite CE Offsite Conservation Easements

Regional General Permit SAJ-105

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CU MIT CE Conservation Unit Mitigation Conservation Easement

CU CE Conservation Unit Conservation Easement

CR MIT Mitigation Credits

WTL Wetland

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2025 Sub-Basin Ledger

2025 Sub-Basin Ledger

Sub-Basin	Change?	Tot_Alt	Tot_Alt	Tot_HQ	Tot_Alt_IMP	%**	Tot_HQ_IMP	%**	Tot_Alt Remain	Tot_HQ_Remain
Burnt Mill Creek – Doyle Bayou	N	9168	3098	2289	23.2	0.91	1.30	0.057	3069.87	2287.7
Crooked Creek – West Bay	N	12,574	3554	3036	20.84	0.60	7.96	0.26	3533.16	3028.04
Fannin Bayou – Warren Bayou	N	5793	2226	1580	0.00	0.00	0.00	0.00	2226	1580
Intercoastal Waterway – West Bay	Y	1871.67	525.99	408	163.02	31.00*	3.55	0.87	362.97	404.45
Little Burnt Mill Creek	N	12,958	3912	3250	0.00	0.00	0.00	0.00	3912	3250
Pine Log Creek	N	1867	328	409	0.00	0.00	0.00	0.00	328	409
* Cumulative through December 31, 2025					207.06		12.8	Total	13,436.93	10,959.19

** From Total

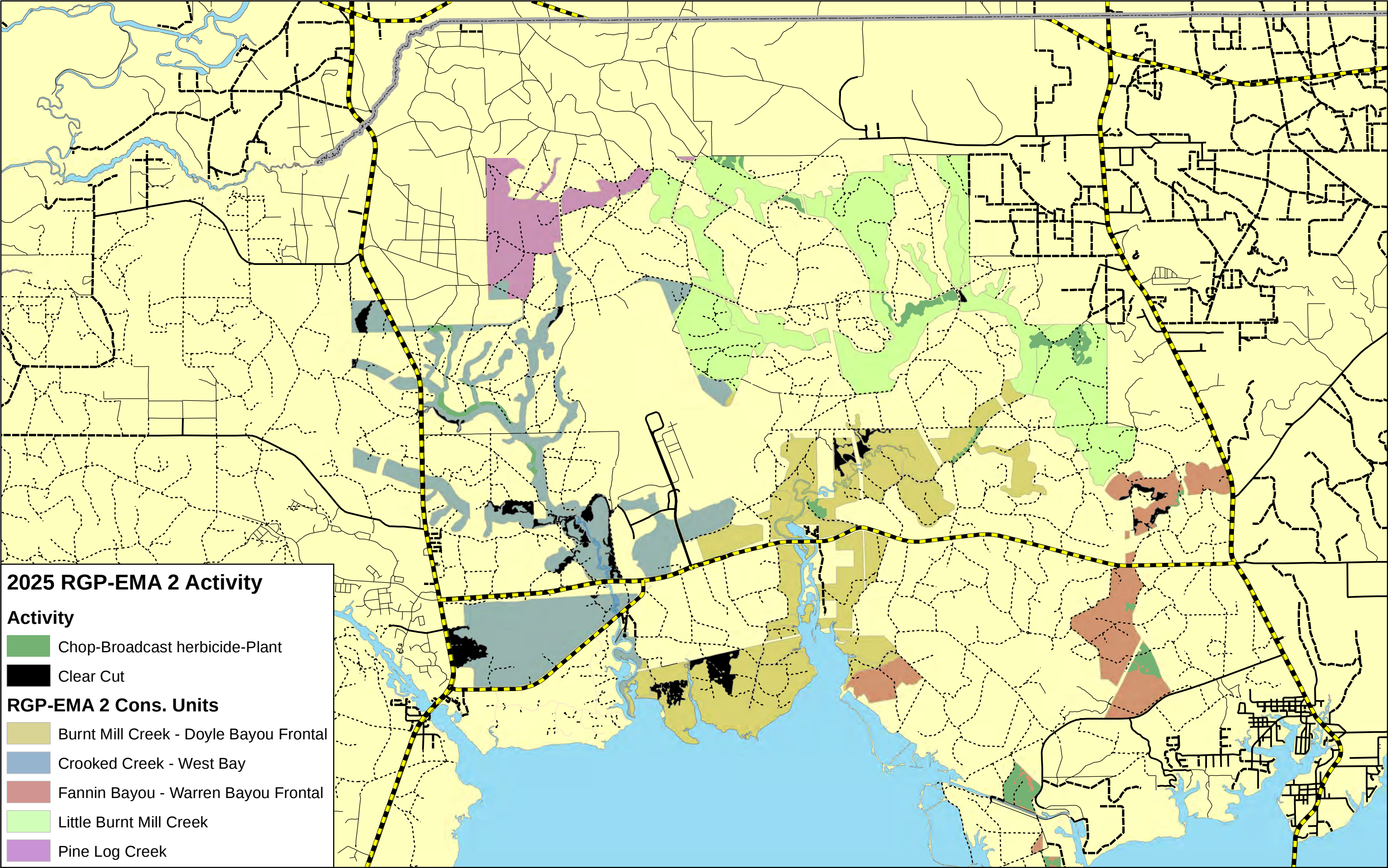
* Greater than 15 % within the EMA, however appropriate preservation has been located within the subbasin in the adjacent EMA 3.

2025 Conservation Unit Ledger

Conservation Unit	Subbasin	Ownership	Conservation Easements		
			Recorded	Required	In Process
			Acres	Acres	Acres
Burnt Mill Creek – Doyle Bayou	Burnt Mill Creek-Doyle Bayou	St. Joe	55.59	55.59	0.00
Crooked Creek – West Bay	Crooked Creek-West Bay	St. Joe	79.61	79.61	0.00
Fannin Bayou – Warren Bayou	Fannin Bayou- Warren Bayou	St. Joe	0.00	0.00	0.00
Little Burnt Mill Creek	Little Burnt Mill Creek	St. Joe	0.00	0.00	0.00
Pine Log Creek	Pine Log	St. Joe	0.00	0.00	0.00
Total			135.2	79.61	0.00

* No Conservation Units are located within the ICW-WB Basin within the RGP105- EMA 2 boundary.

Conservation Unit Land Management Summary



GIS Projects & Conservation Easement Map

2016 to Present Projects & Conservation Easements

Revised 02/2/2026

- SAJ105/EMA 2 Boundary
- Projects
- Drainage Basins
- Conservation Units
- Conservation Easements - Recorded
- Conservation Easements - In Progress

0 0.25 0.5 0.75 1 1.25
Miles

