



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 114 and EMA 3 authorizations were issued in 2025 for the following:

- Latitude Margaritaville Watersound Phase 10 0381301-029-EA/03; SAJ-2024-01734
- Latitude Margaritaville Watersound Phase 11 0381301-031-EA/04

2025 Projects that commenced construction in 2025:

- Latitude Margaritaville Watersound Phase 10 0381301-029-EA/03; SAJ-2024-01734

Overall Summary

2025 Annual Report

On July 7, 2020, the Florida Department of Environmental Protection executed a third Ecosystem Management Agreement with The St. Joe Company for 28,327 acres within St. Joe ownership. Subsequently, the Army Corps of Engineers issued SAJ-114 on August 21, 2020, for 41,585 acres including St. Joe lands as well as other ownership located in the West Bay and Choctawhatchee watersheds within Bay and Walton Counties of Florida. The Agreement with the Florida Department of Environmental Protection was renewed in August, 2025, and the Regional General Permit with the Army Corps of Engineers was renewed in January, 2026.

This is the fourth annual report for SAJ 114 and EMA 3 since issuance in August 2020. All projects approved under the SAJ-114/EMA 3 criteria area will be included in the project ledger. Two projects were approved in 2025. Due to the 9 total projects authorized, 351.97 total acres have been committed to conservation easements to date, with 168.99 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 Conservation Easement
- Latitude Margaritaville Watersound Phase 7 0437362-004-EM/03; 0437362-002-EA/03; 0437362-SFRP/03 Offsite Conservation Easement
- Latitude Margaritaville Watersound Phase 8 0381301-028-EM-03; 0381301-022-EA/03; 0381301-023-SFRP/03 Offsite Conservation Easement
- Latitude Margaritaville Watersound Phase 9/West Bay Parkway Segment 6 0381301-027-SFRP/03; 0381301-026-EA/03 Onsite Conservation Easement
- Latitude Margaritaville Watersound Phase 10 SAJ-2024-01734; 0381301-029-EA/03 Onsite Conservation Easement

2025 Project Ledger

Number	Type	Permitting Basin	Sub-basin	Project	TOTAL	HQ	HQ IMP	Alt	Alt Imp	WTL	UPL	Onsite CE	Offsite CE	CU Mit CE	CU CE	CR MIT	Rd Removal	Status
2022 Permits																		
1	EMA/ State 404	DSMB	Intracoastal Waterway- West Bay Sub-basin	0404939-005-EA/03; 0404939-006-SFRP; 0404939-009-SFM/03 West Bay Parkway Segment 4	5.38	0.00	0.00	0.51	0.22	0.51	4.87	0.29	0.45	0.00	0.00	0.12 UMAM	0.00	CE in Progress
2023 Permits																		
2	EMA/ State 404	BPMB	Intracoastal Waterway- West Bay Sub-basin	0403572-011-EA/03; 0403572-019-EM/03; 0403572-020-SFM/03; 0403572-013-SFRP/03 Latitude Margaritaville Watersound Phase 6B/C	85.68	5.18	0.00	35.66	27.13	40.84	44.84	5.95	84.94	0.00	6.91	14.38 UMAM	0.00	CE in Progress
3	EMA/ State 404	DSMB	Intracoastal Waterway- West Bay Sub-basin	0403572-017-EA/03; 0381301-021-SFRP/03; West Bay Parkway Segment 5	58.26	3.60	0.59	21.47	10.85	25.07	33.19	14.13	31.45	0.00	4.79	6.26 UMAM 7.6 WRAP	1	CE in Progress
4	EMA/ State 404	DSMB	Intracoastal Waterway- West Bay Sub-basin	0437362-004-EM/03; 0437362-002-EA/03; 0437362-SFRP/03 Latitude Margaritaville Watersound Phase 7	105.61	7.00	0.74	30.1	7.09	37.10	68.6	13.27	16.74	0.00	8.52	4.40 UMAM 5.29 WRAP	1	CE in Progress
5	EMA/ State 404	DSMB	Intracoastal Waterway- West Bay Sub-basin	0381301-028-EM-03; 0381301-022-EA/03; 0381301-023-SFRP/03 Latitude Margaritaville Watersound Phase 8	116.36	0.93	0.00	55.59	12.29	56.52	59.84	28.93	13.035	0.00	9.38	6.51 UMAM 7.99 WRAP	0.00	CE in Progress
2024 Permits																		
6	EMA/ State 404	BPMB	Intracoastal Waterway- West Bay Sub-basin	0381301-027-SFRP/03; 0381301-026-EA/03 Latitude Margaritaville Watersound Phase 9/West Bay Parkway Segment 6	118.52	2.56	1.44	14.03	4.09	16.59	101.93	9.011	12.06	0.00	9.56	3.42 UMAM 3.98 WRAP	1	CE in Progress
7	EMA Only	BPMB	Intracoastal Waterway- West Bay Sub-basin	0403572-027-EA/03 Latitude Margaritaville Watersound Phase 6B/C	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Tot Prj Ac Total Project Acres Within Sub-basin
 HQ High Quality Wetlands Acres
 HQ IMP High Quality Wetland Impacts Acres
 Alt Altered Wetlands Acres
 Alt IMP Altered Wetland Impacts Acres
 UPL Uplands Acres
 Onsite CE Onsite Conservation Easements Acres
 Offsite CE Offsite Conservation Easements Acres

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

- 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

Regional General Permit SAJ-114

^project located between 2 EMA/ RGP Areas only portion within EMA3 is included on the sheet

2025 Project Ledger

Number	Type	Permitting Basin	Sub-basin	Project	TOTAL	HQ	HQ IMP	Alt	Alt Imp	WTL	UPL	Onsite CE	Offsite CE	CU Mit CE	CU CE	CR MIT	Rd Removal	Status
2025 Permits																		
8	EMA/RGP	DSMB	Intracoastal Waterway- West Bay Sub-basin	SAJ-2024-01734; 0381301-029-EA/03 Latitude Margaritaville Watersound Phase 10	166.62	6.24	0.81	54.59	3.44	60.83	105.79	16.19	0.00	0.00	13.44	2.53 UMAM 2.98 WRAP	2	CE in Progress
9	EMA	DSMB	Intracoastal Waterway- West Bay Sub-basin	0381301-031-EA/04 Latitude Margaritaville Watersound Phase 11	197.66	5.87	0.00	38.72	1.74	44.59	153.07	36.98	0.00	0.00	15.94	0.92 UMAM 38.54 UMAM 27.84 WRAP	0.00	Construction Not Started
Totals					854.09	31.38	3.58	250.67	66.85	282.05	572.13	124.75	158.68	0.00	68.54		4	

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

Alt IMP Altered Wetland Impacts Acres
UPL Uplands Acres
Onsite CE Onsite Conservation Easements Acres
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Permits modified in 2024

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Regional General Permit SAJ-114
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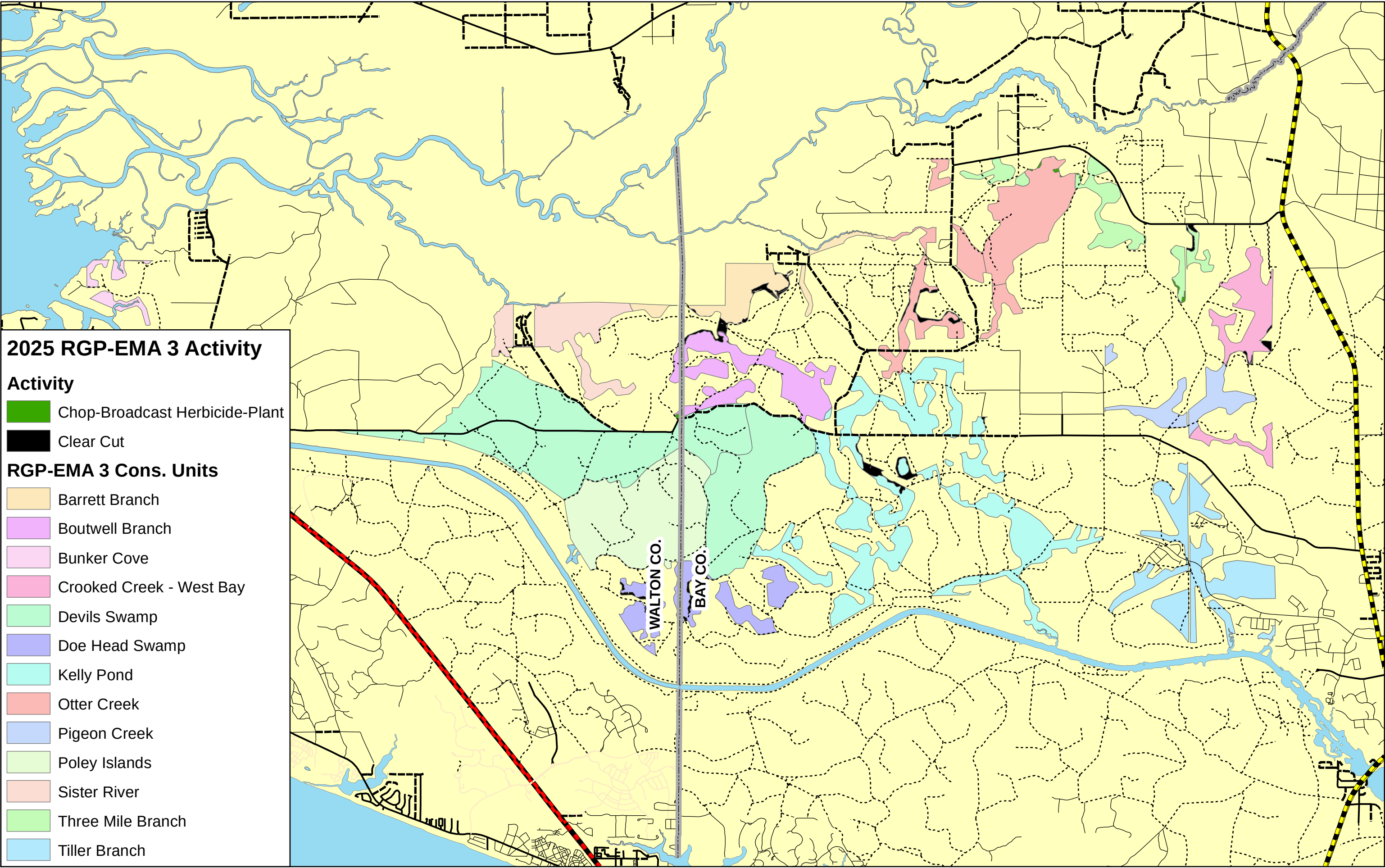
2025 Sub-Basin Ledger

2025 Sub-Basin Ledger									
Sub-Basin	Tot_Area	Tot_Alt	Tot_HQ	Tot_Alt_IMP	%**	Tot_HQ_IMP	%**	Tot_Alt_Remain	Tot_HQ_Remain
Crooked Creek-West Bay	1,349.22	276.22	310.18	0.00	0.00	0.00	0.00	276.22	310.18
East River Choctawhatchee River	7,807.87	1,386.91	1,779.61	0.00	0.00	0.00	0.00	1,386.91	1,779.61
Intercoastal Waterway – West Bay	9,907.21	2,684.89	1,912.85	66.85	2.49	3.58	0.19	2,618.04	1,909.27
Mitchell River Choctawhatchee River	4,733.33	501.44	1,072.25	0.00	0.00	0.00	0.00	501.44	1,072.25
Peach Creek	3,339.08	644.92	635.55	0.00	0.00	0.00	0.00	644.92	635.55
Pine Log Creek	2,939.97	613.63	426.67	0.00	0.00	0.00	0.00	613.63	426.67
* Cumulative through December 31, 2025							Total	6,041.16	6,133.53

2025 Conservation Unit Ledger

				Conservation Easements		
			Total CU	Recorded	Required	In Process
Conservation Unit	Subbasin	Ownership	Acres	Acres	Acres	Acres
Barrett Branch	ERCR	St. Joe	458	0.00	0.00	0.00
Boutwell Branch	MRCR	St. Joe	617	0.00	0.00	0.00
Bunker Cove	MRCR	St. Joe	92	0.00	0.00	0.00
Mitchell River	MRCR	St. Joe	679	0.00	0.00	0.00
Doe Head Swamp	Peach Creek	St. Joe	455	0.00	0.00	0.00
Kelly Pond	ICW-WB	St. Joe	1,614	0.00	0.00	0.00
Otter Creek	ERCR	St. Joe	1,170	0.00	0.00	0.00
Pigeon Creek	ERCR	St. Joe	266	0.00	0.00	0.00
Sisters River	MRCR	St. Joe	561	0.00	0.00	0.00
State Forest	CC-WB	St. Joe	503	0.00	0.00	0.00
Three Mile Branch	Pine Log	St. Joe	398	0.00	0.00	0.00
Tiller Branch	ICW-WB	St. Joe	799	29.60	68.54	38.94
Total			7,612	29.60	68.54	38.94

Conservation Unit Land Management Summary



GIS Projects & Conservation Easement Map

2020 to Present Projects & Conservation Easements

Revised 02/2/2026

- SAJ114/EMA3 Boundary
- Projects
- Drainage Basins
- Conservation Units
- Conservation Easements - Recorded
- Conservation Easements - In Progress

0 0.25 0.5 0.75 1 1.25 Miles

