



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
**PANAMA CITY REGULATORY OFFICE**  
**1002 WEST 23<sup>rd</sup> STREET, SUITE 350**  
**PANAMA CITY, FLORIDA 32405-3648**

Regulatory Division  
North Permits Branch  
Panama City Regulatory Office  
SAJ-2007-05543-RGP-TLZ

December 18, 2007

The St. Joe Company  
Attn: Mr. Bill Cunningham  
120 Beckrich Road, Suite 200  
Panama City Beach, FL 32407

Dear Mr. Cunningham:

Your application for a Department of the Army permit received on 14 September 2007, has been assigned number SAJ-2007-05543-RGP-TLZ. A review of the information and drawings provided shows the proposed work is for the placement of fill in approximately 2.04 acre of low quality wetlands in association with construction of a hotel. The project is located north of U.S. Highway 98 and east of Pier Park Drive, Panama City Beach, in Sections 17, Township 3 South, Range 16 West, Bay County, Florida.

Your project, as depicted on the, enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-86. This authorization is valid until the expiration date noted for RGP SAJ-86 listed in the table at our website. Please access the U.S. Army Corps of Engineers' Regulatory web address at [http://www.saj.usace.army.mil/permit/permitting/general\\_permits.htm](http://www.saj.usace.army.mil/permit/permitting/general_permits.htm) to view the special and general conditions for SAJ-86, which apply specifically to this authorization. To view the referenced conditions click on the permit number and the general condition column in the row corresponding to the SAJ number noted above. You must comply with all of the special and general conditions and any project specific condition of this authorization or you may be subject to enforcement action. The following special conditions are included with this authorization:

1. Prior to commencement of authorized construction, the permittee agrees to meet the following mitigation requirements as compensation for impacts to 2.04 acres of low quality wetlands: by debiting 1.33 credits from the Breakfast Point Mitigation Bank and preserving 8.16 acres of low-quality wetlands located off-site but within the Southwest, West Bay Conservation Unit.

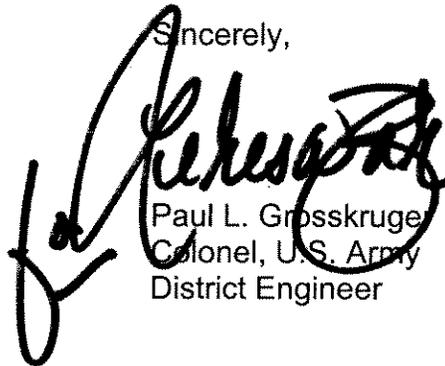
Generally, authorization of activities that have commenced or are under contract to commence in reliance of the RGP will remain in effect provided the activity is completed within 12 months of the date the RGP expires or is revoked. In the event you have not completed construction of your project within the specified time limit, a separate application or re-verification will likely be required.

This letter of authorization does not obviate the necessity to obtain any other Federal, State, or local permits, which may be required.

If you are unable to access the internet or require a hardcopy of any of the conditions, limitations, or expiration date for RGP SAJ-86, please contact Teresa Zar by telephone at 850-763-0717 ext 26.

Thank you for your cooperation with our permit program.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul L. Grosskruger", is written over the typed name and title.

Paul L. Grosskruger  
Colonel, U.S. Army  
District Engineer

Enclosures

Copies Furnished:  
ERC, Inc.  
FWS, Panama City  
CESAJ-RD-PE



**Legend**

- Site Boundary
- EMA Boundary
- RGP Boundary

**Scale:** 0 1,000 2,000 4,000 6,000 Feet

**Scale:** 1:24,000  
2005 True Color

**North Arrow:** N, S, E, W

**Map Title:** RGP/EMA Map  
Pier Park North--3 Acre Hotel Parcel

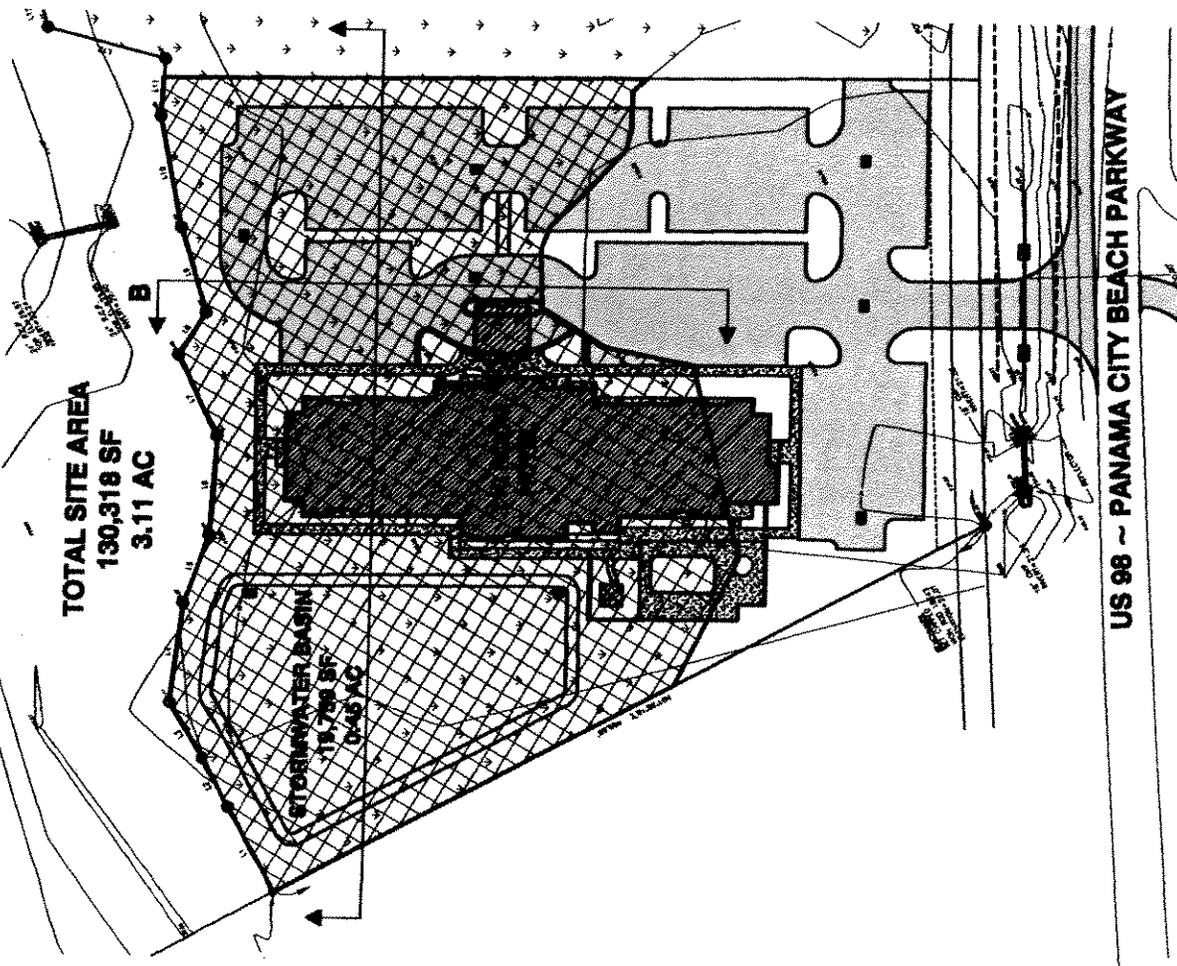
**Company:** Ecological Resource Consultants, Inc. **ERC**

**Project ID:** COMPANY ST 2006  
SMJ-2007-5543-RGP-TL2

**Page:** PAGE 1 OF 5

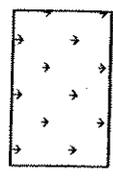
**Reference:** 07-136  
ssb 9.6.07



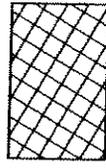


**TOTAL SITE AREA**  
**130,318 SF**  
**3.11 AC**

**TOTAL SITE**  
**130,318 SF - 3.11 AC**



**EXISTING SITE WETLANDS**  
**88,291 SF - 2.04 AC**



**IMPACTED WETLANDS**  
**88,291 SF - 2.04 AC**

**PERMIT PURPOSES ONLY**

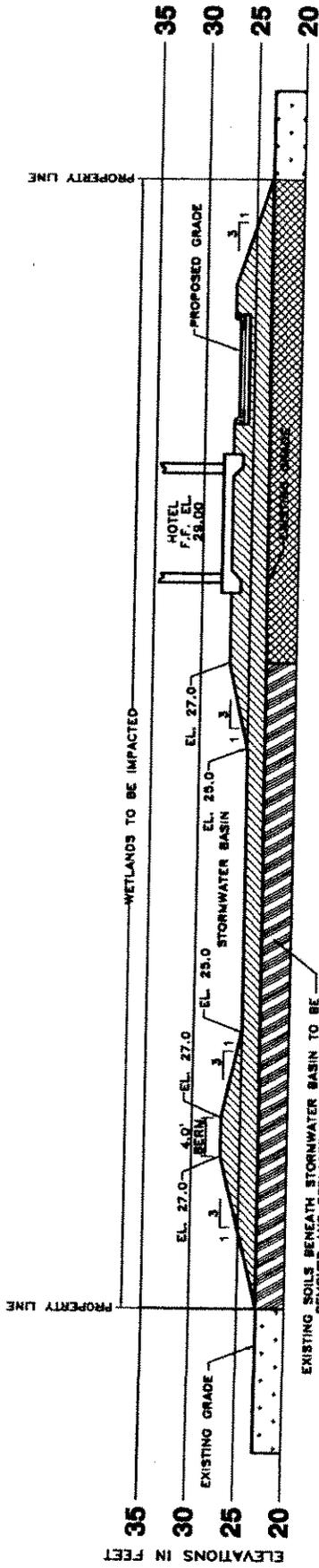
DREDGE AND FILL  
 PIER PARK NORTH - 3 ACRE HOTEL PARCEL  
 PANAMA CITY BEACH PARKWAY  
 PANAMA CITY BEACH, FLORIDA

**MENEIL-CARROLL**  
 ENGINEERING, INC.  
 1000 W. 10TH STREET  
 PANAMA CITY BEACH, FLORIDA 32413

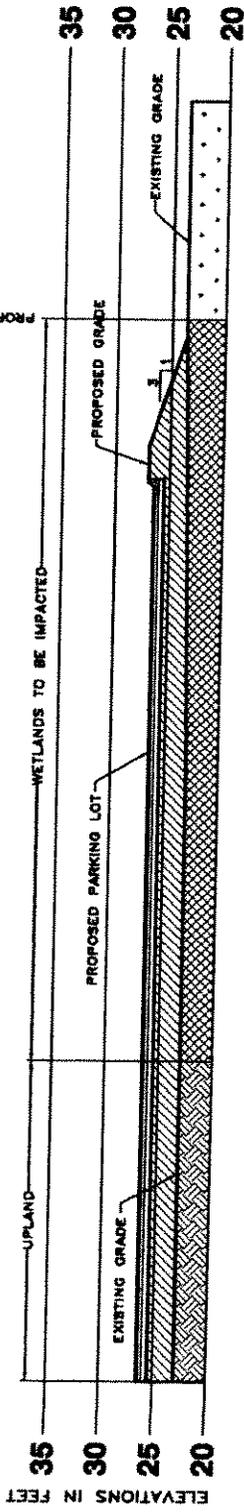
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US 98 - PANAMA CITY BEACH PARKWAY

**ST JOE COMPANY**  
**SJ-2007-5543-R6P-TL2**  
**PAGE 3 OF 5**



**SECTION A**  
NOT TO SCALE



**SECTION B**  
NOT TO SCALE

**PERMIT PURPOSES ONLY**

DREDGE AND FILL  
 PIER PARK NORTH - 2 ACRE HOTEL PARCEL  
 PANAMA CITY BEACH PARKWAY  
 PANAMA CITY BEACH, FLORIDA

**MENEIL-CARROLL**  
 ENGINEERS, INC.  
 1000 W. 10TH AVENUE  
 PANAMA CITY, FLORIDA 32401

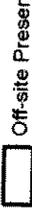
NO.	DATE	DESCRIPTION
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 SAJ-2007-6549-R6P-TLZ  
 PAGE 4 of 5

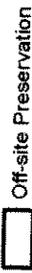


**Legend**

Site Boundary



Off-site Preservation



Low Quality Wetlands



0 500 1,000 2,000 3,000 Feet



**PROJECT SITE**



1:12,000

2005 True Color

**ST SOE COMPANY**  
**SAS-2007-5513-R6P-TLZ**

**Off-site Preservation Location Map**

**SITE Pier Park North--3 Acre Hotel Parcel**



Ecological Resource  
Consultants, Inc.

07-136  
ssb 9.6.07