Exhibit 2

The St. Joe Company / Florida Department of Environmental Protection
Ecosystem Management Agreement

Checklist for Sediment and Erosion Control Plans

Minimum Standards: All applicable minimum standards set forth in Part IV (Erosion and Sediment Control) of the Environmental Resource Permit Applicant's Handbook Volume I must be addressed. In addition to the applicable minimum standards, projects subject to the Ecosystem Management Agreement that are greater than 1 acre must prepare a sediment and erosion control plan in accordance with this checklist.

The engineer of record must prepare and submit a sediment and erosion control plan in accordance with this checklist at the time of Individual Project Approval. A copy of the sediment and erosion control plan prepared at the time of Individual Project Approval must be provided to all contractors by the permitee. Prior to the commencement of construction, the name and contact information of the contractor that is responsible for the implementation of the sediment and erosion control plan shall be provided to FDEP by the permittee and all applicable permits shall be obtained.

Modifications to the sediment and erosion control plan that may be necessary before or during construction must be documented and submitted to FDEP by the engineer of record and/or the contractor responsible for implementing the sediment and erosion control plan.

NARRATIVE

____ Project description – Briefly describes the nature and purpose of the land-disturbing activity, and the area (acres) to be disturbed.

____ Existing site conditions – A description of the existing topography, vegetation, wetlands, and drainage features.

____ Adjacent areas – A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbances.

____ Off-site areas – Describe any off-site land-disturbing activities that will occur (including borrow sites, waste or surplus areas, etc.). Will any other areas be disturbed?

____ Soils – A brief description of the soils on the site giving such information as soil name, mapping unit, erodibility, permeability, depth, texture and soil structure.

____ Critical areas – A description of areas on the site which have potentially serious erosion problems (e.g., steep slopes, channels, wet weather / underground springs, etc.).

____ Erosion and sediment control measures – A description of the methods which will be used to control erosion and sedimentation on the site.

____ Permanent stabilization – A brief description, including specifications, of how the site will be stabilized after construction is completed.

____ Stormwater runoff consideration – Will the development site cause an increase in peak runoff rates? Will the increase in runoff cause flooding or channel degradation downstream? Describe the strategy to control stormwater runoff.

SITE PLAN

____ Vicinity map – A small map locating the site in relation to the surrounding area. Include any landmarks which might assist in locating the site.

____ Indicate north – The direction of north in relation to the site.

____ Aerial photograph – A copy of the most recently available aerial photograph

____ Limits of clearing and grading – Areas which are to be cleared and graded.

____ Existing contours – The existing contours of the site.

____ Final contours – Changes to the existing contours, including final drainage patterns.

____ Existing vegetation – The existing tree lines, grassed areas, or wetlands.

____ Soils – The boundaries of different soil types.

____ Existing drainage patterns – The dividing lines and the direction of flow for the different drainage areas. Include the size (acreage) of each drainage area.

____ Critical erosion areas – Areas with potentially serious erosion problems.

____ Site Development – Show all improvements such as buildings, parking lots, access roads, utility construction, etc.

____ Location of practices – The locations of erosion and sediment controls and stormwater management practices used on the site, including identification of all of the temporary stabilization measures that will be used during construction.

____ Off-site areas – Identify any off-site land-disturbing activities (e.g., borrow sites, waste areas, etc.). Show location of erosion controls. (Is there sufficient information to assure adequate protection and stabilization?)

____ Detail drawings – Any structural practices used that are not referenced to the stormwater manual or local handbooks should be explained and illustrated with detail drawings.

____ Maintenance – A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.

NOTE: Acceptance and implementation of the sediment and erosion control plan does not in and of itself excuse any potential violation of the applicable laws and regulations. If a violation occurs, corrective actions must be taken, which may include implementing a revised sediment and erosion control plan. Also, in accordance with applicable laws and regulations, the permittee is ultimately responsible for violations that may occur.