2010 RGP-86 and Ecosystem

Management Agreement Annual Report

Contents

Summary..... 3
2010 Projects..... 4
2010 Project Ledger..... 6
2010 Sub-basin Ledger..... 7
2010 Conservation Easements..... 8
Mitigation and Banks..... 10
GIS Map..... 17

The St. Joe Company Ecosystem Management Agreement and SAJ-RGP-86 Annual Report 2010

SUMMARY

No authorizations were sought during 2010.

This report contains the project and sub-basin ledgers for all project authorizations issued through 2010. Devils Swamp Mitigation Bank Ledger and Breakfast Point Mitigation Bank Ledger are also included in this report.

2010 Projects

APPROVED PROJECTS

No authorizations were sought or issued during 2010.

2010 Project Ledger

The Overall Projects ledger (Figure 1) reflects all projects for which final authorizations have been granted, as of December 31, 2010. Through calendar year 2010, a total of 21 projects have received authorization within the SAJ-86 / EMA areas. While the majority of these projects have been completed, impacts authorized for West Bay Landings, Pier Park NW Hotel, Pier Park Northeast Commercial Project, West Bay Fire Station, and Pier Park Loop Road have not yet been initiated. Counting all impacts authorized through 2010, the Southwest West Bay sub-basin received 3.62% of low quality wetland impacts to date (2004 – 2010). To date, the Highway 98 sub-basin has received 2.69% of low quality wetland impacts. The Phillips Inlet sub-basin has received 2.83% of total low quality wetland impacts to date. The Direct Runoff to Bay sub-basin has received 0.21% of total low quality wetland impacts through 2010.

The developable area (totals of all sub-basins, minus conservation units) total of low quality wetlands is now 6,837.10 acres. The developable area total of high quality wetlands is now 3,751.76 acres.

2010 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 3	0	10 33	8	14 63	44.14	7 57	29.69	0	18 28	5.2	CU/CE Complete Others per authorization
2	GP	Breakfast Point	SWWB	SAJ-2006-9182 Pier Park Loop Road	58 25	1.55	0	14.94	10.13	16.49	47.76	6 37	35.56	0	16.9	6.58	CE Complete
3	GP	Breakfast Point	SWWB	SAJ-2007-05543 Pier Park NW Hotel	3.11	0	0	2.04	2.04	2.04	1.07	0	8.16	0	0.9	1.33	CU/CE Complete Others per authorization
4	GP	Breakfast Point	SWWB	SAJ-2004-8221 Pier Park Drive Extension	2 5	0.24	0 24	0.16	0.16	0.4	2.1	0	0 64	0	0	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	0	143 57	7.48	CU/CE Complete Others per authorization
6	IP	Breakfast Point	SWWB	SAJ-2004-3965 Panama City Beach Commerce Park	219	9.9	0.2	41 7	9.4	41.9	177.1	55.4	0	0	47.1	6.28	CE Complete
7	IP	Breakfast Point	SWWB	SAJ 2004-8222 Frank Brown Park Trail	1.47	0	0	1.32	1.32	1.32	0.45	0	3.95	0	0	0.8	CE Complete
8	GP	Breakfast Point	Hwy 98	SAJ-2006-6671 Beckrich Rd. Extension	7 5	0.45	0 01	1.53	0 3	1.98	5.52	1 67	0	0	0	0.21	CE Complete
9	GP	Breakfast Point	Hwy 98	SAJ-2004-10294 Highlands West	28.2	7.68	0.7	11 89	8.99	19 57	8.63	9 77	60 59	0	0	6.48	CE Complete
10	GP	Breakfast Point	Hwy 98	SAJ-2006-6658 Breakfast Point K-8	39.94	3.29	0	6.9	1.48	10.19	29.75	8 71	0	0	0	0.96	CE Complete
11	GP	Breakfast Point	Hwy 98	SAJ-2007-1364 Panama City Beach Mixed Use PDA	59.43	1.59	0 09	3.13	0.49	4.72	54.71	4.14	0	0	0	0.4	CE Complete
12	GP	Breakfast Point	Hwy 98	SAJ-2004-8077 North Glades	71 37	18.3	0	17 8	13.2	36.1	35 27	4.6	58.3	0	0	8.6	CE Complete
13	GP	Breakfast Point	Hwy 98	SAJ-2004-7095 Waterfall	42 62	0.78	0	11 61	2.31	12 39	30 23	9.3	0	0	0	1.5	CE Complete
14	GP	Devils Swamp	Direct to Bay	SAJ-2002-697 WaterSound North	101.1	16.99	0 08	12 56	2 3	29 55	71 55	34.17	0	0	11 72	1.57	CE Complete
15	IP	Lake Powell	Phillips Inlet	SAJ-2007-1364 Panama City Beach Commerce Park	118.1	18.8	0	27.2	1.4	46	72.1	25.8	0	7.5	14 5	0	CE Complete
16	GP	Lake Powell	Phillips Inlet	SAJ-2002-697 WaterSound North	464.52	18 07	0 81	123.3	19 71	141.37	323.15	113 8	0	52.84	53 26	0	CE Complete
17	GP	Breakfast Point	Ward Creek	SAJ-2009-01975 WBFS 03-0295985-001-EA	6.98	0	0	5.42	0.99	5.42	1.55	4.43	0	0	0	0.64	CE Complete
18	EMA Only	Devils Swamp	Phillips Inlet	03-0267776-001-EA AL	25 71	0	0	0	0	0	25.71	0	0	0	9.43	0	Pending
19	EMA Only	Devils Swamp	Phillips Inlet	03-0278434-001-EA WD	59.48	0	0	0	0	0	59.48	0	0	0	21 83	0	Pending
20	EMA Only	Breakfast Point	SWWB	03-0292594-001-EA HDV	5 02	0	0	0	0	0	5.02	0	0	0	1.49	0	Pending
21	EMA Only	Devils Swamp	Phillips Inlet	03-0300332-001-EA WEF	3.35	0	0	0	0	0	3.35	0	0	0	1.23	0	Pending
TOTALS					**1871.25**	**188.6**	**3.3**	**402.85**	**92.07**	**581.73**	**1292.98**	**474.88**	**196.89**	**60.34**	**340.21**	**48.35**	

Tot Prj Ac	Total Project Acres Within Sub-basin	LQ IMP	Low Quality Wetland Impacts	CU MIT CE	Conservation Unit Mitigation Conservation Easement	GP	Regional General Permit SAJ-86
HQ	High Quality Wetlands	UPL	Uplands	CU CE	Conservation Unit Conservation Easement	IP	Individual Permit
HQ IMP	High Quality Wetland Impacts	Onsite CE	Onsite Conservation Easements	CR MIT	Mitigation Credits		
LQ	Low Quality Wetlands	Offsite CE	Offsite Conservation Easements	WTL	Wetland		

2010 Sub-basin Ledger

FIGURE 2:

2010 Sub-basins*

Subbasin	Change?	Tot_A	Tot_LQ	Tot_HQ	Tot_LQ_IMP	%**	Tot_HQ_IMP	%**	Tot_LQ_Remain	Tot_HQ_Remain
Highway 98	N	1,850.11	1,043.18	234.78	28.09	2.69	0.81	0.42	1,015.61	233.97
Southwest Westbay	Y	3,315.62	1,094.67	738.74	39.58	3.62	1.61	0.18	1,055.09	737.13
Phillips Inlet	N	3,466.42	746.84	542.8	21.16	2.83	0.81	0.14	725.68	541.99
Direct Runoff Bay	N	2,746.60	1,084.36	576.84	2.3	0.21	0.08	0.01	1,082.06	576.76
Camp Creek	N	798.26	314.64	254.76	0	0	0	0	314.64	254.76
ICW	N	2,913.18	1,311.30	742.69	0	0	0	0	1,311.30	742.69
Intracoastal	N	338.54	74.37	119.47	0	0	0	0	74.37	119.47
Peach Creek	N	0.41	0	0.09	0	0	0	0	0	0.09
Ward Creek	Y	2,202.83	1,156.81	520.78	0.99	<1	0	0	1,155.82	520.78
West Laird Drain	N	274.95	102.53	24.12	0	0	0	0	102.53	24.12
								Total	6,837.10	3751.76

* Cumulative through December 31, 2010

** From Total

2010 Conservation Easements

Conservation easements required for areas within the Southwest West Bay Conservation Unit and South American Swamp Conservation Unit are in process. They will be sent to both the Corps and FDEP for their review. Within 30 days of Corps and FDEP approval they will be recorded in Bay County, Fl. Based on the EMA total possible developable acreage figure of 8,799 and total conservation unit acreage of 13,193, 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. Currently, with 3,969.25 acres of recorded conservation unit conservation easement and 1,871.25 project acres, the ratio is over-balance in favor of conservation unit acreage at 2.12 : 1.

2010 Conservation Unit Ledger

		Conservation Easements	
		Recorded	In Process
Conservation Unit	**Ownership**	**Acres**	**Acres**
Cypress & Wet Pine Flats	Panama City Beach	2,912.40	0
Lake Powell Headwater	St. Joe	106.10	0
South American Swamp	St. Joe	14.50	32.49
Southwest West Bay	St. Joe	208.47	1.49
Ward Creek	NWFWMD	727.78	0
Total Acres		**3,969.25**	**33.96**

Mitigation and Banks

MITIGATION BANKS 2010

Required mechanical and prescribed fire operations were undertaken as directed by the mitigation banking instruments (MBI) for Breakfast Point and Devils Swamp Mitigation Banks. At Breakfast Point, canopy reduction for Phase II was completed. The southwest portion of Phase I was managed with a prescribed burn, and over 75% of Phase II was subject to a successful prescribed burn during 2010. Removal of feral hogs from the Breakfast Point Mitigation Bank continued during 2010. No credits were released from Breakfast Point Mitigation Bank during 2010.

At Devils Swamp Mitigation Bank, a prescribed burn was conducted during 2010 within Phase I covering all of the prescribed burn blocks in Phase I (100%). No credits were released from Devils Swamp Mitigation Bank during 2010.

OTHER MITIGATION 2010

During 2010, required management activities continued within designated Conservation Units. Specifically, portions of the Southwest West Bay, South American Swamp, and Lake Powell Headwaters Conservation Units. The Lake Powell Headwaters mitigation area was burned in 2009 and is slated for another prescribed burn in 2011. The South American Swamp and Southwest West Bay mitigation areas were burned in 2008 and are also slated for a prescribed burn in 2011.

Mitigation and Banks

Breakfast Point Mitigation Bank | FDEP Permit Number 0227473-001 | December 31, 2010

Name	Release Mod / Impact Permit #	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance
BPMB	Release Phase I	FDEP	3-17-2006	16.63		16.63
BPMB	Release Phase II	FDEP	3-17-2006	59.66		76.29
NG	03-0233723-002-EA	FDEP	3-27-2006		8.6	67.69
HW	03-244084-002-EA	FDEP	3-28-2006		6.48	61.21
PCBCP	03-0209847-005-EA	FDEP	3-29-2006		6.28	54.93
BRE	03-270076-003-EA	FDEP	1-29-2007		0.21	54.72
PPDE	03-02363383-001-DF	FDEP	8-4-2008		0.3	54.42
FBPT	03-0201003-003-DF	FDEP	8-4-2008		0.8	53.62
PPLR	03-0236383-001-EA	FDEP	5-2-2007		6.58	47.04
K-8	03-0258023-006-EA	FDEP	11-28-2007		0.96	46.08
MUD	03-0258023-009-EA	FDEP	11-28-2007		0.40	45.68
BPMB	Release Phase I	FDEP	3-25-2008	74.86		120 54
PPNW*	03-0261615-007-EA	FDEP	*Credit deduction at time of construction		1.33*	(pending)
WBL*	03-0064847-003-EA	FDEP	*Credit deduction at time of construction		8.13*	(pending)
PPNE	03-293114-001-EA	FDEP	*Credit deduction at time of construction		5.20*	(pending)
3A LLC	**03-0296088-002-DF**	FDEP	*4-6-2010*		0.270	120 27
Summit Enterprise	**03-0295306-001-DF**	FDEP	*4-6-2010*		.180	120 09
WBFS	03-0295985-001-EA	FDEP	*9-16-2009*		0.64	119.45
YB	03-03011209-002-DF	FDEP	*8-30-2010*		.10	119 35
PCS Home Depot	03-0302135-001-DF	FDEP	*12-8-2010*		.20	119.15
PCS Allan	03-0303064-001 DF	FDEP	*12-8-2010*		.32	118 83

Mitigation and Banks

Breakfast Point Mitigation Bank **U.S. Army Corps of Engineers # SAJ-2004-1865 (NW-GAH)** **December 31, 2010**

Name	Release Mod / Impact Permit #	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance
BPMB	Release Phase I	USACE	March 17, 2006	16.63		16.63
BPMB	Release Phase II	USACE	March 17, 2006	59.66		76.29
NG	SAJ-2004-8077	USACE	March 27, 2006		8.6	67.69
HW	SAJ-2004-10294	USACE	March 28, 2006		6.48	61.21
PCBCP	SAJ-2004-3965	USACE	March 29, 2006		6.28	54.93
WTRFL	SAJ-2004-7095	USACE	August 4, 2008		1.5	53.43
FBPTR	SAJ-2004-8222	USACE	August 4, 2008		0.8	52.63
PPDE	SAJ-2004-8221	USACE	August 4, 2008		0.32	52.31
BRE	SAJ-2006-6671	USACE	January 29, 2007		0.21	52.10
PPLR	SAJ-2006-9182	USACE	May 2, 2007		6.58	45.52
K-8	SAJ-2006-6658	USACE	November 28, 2007		0.96	44.56
MUD	SAJ-2007-1364	USACE	November 28, 2007		0.40	44.16
BPMB	Release Phase I	USACE	March 25, 2008	74.86		119.02
WBL*	SAJ-2006-6276	USACE	TBD		7.48*	*(pending)
PPNW*	SAJ-2007-05543	USACE	TBD		1.33*	*(pending)
PPNE	SAJ-2008-04490	USACE	*TBD*		5.2*	*(pending)
WBFS	SAJ-2009-01975	USACE	September 30, 2009		0.64	118.38
3A,LLC	SAJ-2009-02218	USACE	December 7, 2009		0.270	118.11
Summit Enterprise	SAJ-2009-01306	USACE	December 16, 2009		.180	117.93
TB	SAJ-1992-0091	USACE	August 30, 2010		.10	117.83

Mitigation and Banks

Devil Swamp Mitigation Bank
FDEP Permit Number 0227475-001
December 31, 2010

Total Potential Credits = 517.99*

Name	Release Mod / Impact Permit #	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance
DSMB	Release Phase I	FDEP	July 9, 2007	46.58		45.58
WSN	0221322-019-EA	FDEP	Nov. 28, 2007		1.57	44.01
DSMB	Release Phase I & II	FDEP	March 25, 2008	161.9		205.91
FGT	43-0293015	FDEP	January 21, 2010		8.79	197.12

Mitigation and Banks

Devil Swamp Mitigation Bank
U.S. Army Corps of Engineers Permit Number SAJ-2004-1864
December 31, 2010

Total Potential Credits = 526.8*

Name	Release Mod / Impact Permit #	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance
DSMB	Release Phase I	USACE	July 9, 2007	46.3		46.3
WSN	SAJ-2002-679	USACE	November 28, 2007		1.57	44.73
DSMB	Release Phase I & II	USACE	March 25, 2008	161.9		206.63
FGT	SAJ-2008-00456(NW-BAL)	USACE	March 26, 2009		.07	206.56

Credit Use by Type

	2010	2011 Anticipated
BPMB EMA	0	5.2
BPMB Non-JOE	1.07	11
DSMB EMA	0	0
DSMB Non-JOE	8.79	1.04

GIS Map

Figure 3
2005 to Present
Projects & Conservation
Easements
Revised 02/14/2011
Legend
GP Boundary
Projects
ConservationUnits
Drainage Basins
Conservation Easements
Conservation Easements - Recorded
Conservation Easements - In Process
Conservation Easements to be Finalized Prior to Commencement of Construction
0 0.25 0.5 1 1.5
Miles
N
W
E
S
Devils Swamp
Phase II
Devils Swamp
Phase I
Breakfast Point - Phase II
Breakfast Point - Phase I
Panama City Beach