

John H. Chafee Coastal Barrier Resources System Unit P31, St. Andrew, Florida Summary of Final Recommended Changes

Type of Unit: System Unit

Location of Unit: Bay County, Florida

Congressional District: 2

Date of Final Recommended Maps:
October 7, 2016

Number of Maps: Unit P31 is depicted on three maps.

Base Map Imagery Source and Date: U.S. Department of Agriculture, National Agriculture Imagery Program, 2013

Establishment of Unit: The Coastal Barrier Resources Act (CBRA) (Pub. L. 97-348 enacted on October 18, 1982) originally established Unit P31.

Public Comments: The U.S. Fish and Wildlife Service (Service) held a 45-day public comment period on the draft maps dated May 16, 2016, from July 7 through August 22, 2016. There are no comments specific to Unit P31. For a summary of the comments received on other units and the Service's responses, see the document entitled *Summary of Public Comments Received on Draft Maps for John H. Chafee Coastal Barrier Resources System Units P30/P30P and P31/P31P, and U.S. Fish and Wildlife Service Responses and Recommendations*, which is available on the Service's website at: www.fws.gov/cbra.

Changes between Proposed and Final Recommended Boundaries: There are no changes between the proposed boundary of Unit P31 depicted on the draft maps dated May 16, 2016, and the final recommended boundary of the unit depicted on the maps dated October 7, 2016.

Final Recommended Changes to Unit: The final recommended maps dated October 7, 2016, modify the landward boundary of Unit P31 to remove from the Coastal Barrier Resources System (CBRS) approximately five

acres on the mainland, including two structures associated with Tyndall Air Force Base. The Service's assessment indicates that these structures were on-the-ground in 1982 and the areas were inadvertently included within Unit P31 due to the limitations of the original base map, which was a 1956 U.S. Geological Survey Topographic Quadrangle.

The landward boundary of the unit is also modified to add to the CBRS several areas along the length of the unit. The Service's assessment indicates that these areas are appropriate for addition to the CBRS because they meet the CBRA criteria for an undeveloped coastal barrier (16 U.S.C. 3503(g)(1)).

Additionally, the coincident boundary between Units P31 and P31P is modified to better follow the boundary of St. Andrews State Park. There is one parcel that is currently part of the State Park that is recommended to remain within System Unit P31 because it was acquired for conservation and/or recreation purposes after it was included within Unit P31, and therefore does not qualify for reclassification to an OPA.

Florida State Aquatic Preserves, Outstanding Florida Waters, and other areas of open water that are not associated with conservation and/or recreation areas are generally classified within the CBRS as System Units because they do not meet the CBRA definition of an OPA (Section 12 of the Coastal Barrier Improvement Act; Pub. L. 101-591). Most open water within adjacent OPA Unit P31P, including areas in Grand Lagoon and St. Andrew Bay are recommended for reclassification to System Unit P31. However, the channel between St. Andrew Bay and the Gulf of Mexico is recommended for inclusion within Unit P31P as there are State Park lands on either side of the channel and it is impractical from a mapping

perspective to delineate it as a System Unit. Additionally, the undeveloped portion of a sand spit located in Grand Lagoon that is known as Alligator Point and a small undeveloped island known as Weakfish Island are also reclassified from OPA Unit P31P to System Unit P31.

The Service's final recommended maps depict changes to the CBRS that will only take effect if the updated maps are adopted through legislation enacted by Congress.

St. Andrew Complex P31, Florida

Acreeage, Shoreline, and Structures:

	<i>Total Acres</i>	<i>Fastland Acres*</i>	<i>Associated Aquatic Habitat Acres**</i>	<i>Shoreline Miles</i>	<i>Structures***</i>
Existing Unit	13,773	1,668	12,105	20.4	
Added to the CBRS	1,582	131	1,451		0
Removed from the CBRS	5	5	0		2
Reclassified Area	652	(42)	694		
Final Recommended Unit	16,002	1,752	14,250	20.4	
Net Change	2,229	84	2,145	0.0	(2)

*Land above mean high tide.

**Associated aquatic habitat includes wetlands, marshes, estuaries, inlets, and open water landward of the coastal barrier, but does not include open water seaward of the shoreline. This information is derived from an interpretation of 2013 aerial imagery in consultation with National Wetlands Inventory data and other data sources as necessary.

***Approximate structure count derived from 2013 aerial imagery. Structures without walls and a roof (e.g., picnic shelters) and structures with fewer than 200 square feet are not included in this structure count because they do not meet the definition of a "structure" in 16 U.S.C. 3503(g)(2).

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October 2016



John H. Chafee Coastal Barrier Resources System Unit P31P, St. Andrew, Florida Summary of Final Recommended Changes

Type of Unit: Otherwise Protected Area (OPA)

Location of Unit: Bay County, Florida

Congressional District: 2

Date of Final Recommended Map:
October 7, 2016

Number of Maps: Unit P31P is depicted on one map.

Base Map Imagery Source and Date: U.S. Department of Agriculture, National Agriculture Imagery Program, 2013

Establishment of Unit: The Coastal Barrier Improvement Act (Pub. L. 101-591 enacted on November 16, 1990) originally established Unit P31P.

Public Comments: The U.S. Fish and Wildlife Service (Service) held a 45-day public comment period on the draft map dated May 16, 2016, from July 7 through August 22, 2016. For a summary of the comments received and the Service's responses, see the document entitled *Summary of Public Comments Received on Draft Maps for John H. Chafee Coastal Barrier Resources System Units P30/P30P and P31/P31P, and U.S. Fish and Wildlife Service Responses and Recommendations*, which is available on the Service's website at: www.fws.gov/cbra.

Changes between Proposed and Final Recommended Boundaries: There are no changes between the proposed boundary of Unit P31P depicted on the draft map dated May 16, 2016, and the final recommended boundary of the unit depicted on the map dated October 7, 2016.

Final Recommended Changes to Unit: The final recommended map dated October 7, 2016, modifies the boundary of Unit P31P to better follow the boundary of St. Andrews State Park, owned by the State of Florida. The

final recommended map removes from the Coastal Barrier Resources System (CBRS) nine acres (containing about 100 structures) within the Venture Out Travel Park and a storage facility associated with the St. Andrews Park Place condominium, all located on Lower Grand Lagoon. The development within the Travel Park was on-the-ground at the time Unit P31P was added to the CBRS. The Service's assessment indicates these private properties on Lower Grand Lagoon were included within Unit P31P in error in 1990 because the original draft map for the unit was prepared using a 1956 U.S. Geological Survey Topographic Quadrangle (quad) as the base map, and the quad incorrectly depicted the boundary of the State Park. The western boundary of Unit P31P as it crosses Lower Grand Lagoon was intended to follow the western boundary of the State Park.

The boundary of the unit is also modified to remove from the CBRS five additional structures located on Alligator Point in Grand Lagoon. The Service's assessment indicates that these private properties were included within Unit P31P in error because the area was developed at the time it was added to the CBRS, though this development was not visible on the 1956 quad base map. The landward boundary of the unit in this area is placed at the break-in-development as it existed in 1990. The remainder of Alligator Point and a small undeveloped island known as Weakfish Island are reclassified to Unit P31. The Service's assessment indicates that these areas on Alligator Point and Weakfish Island do not meet the Coastal Barrier Resources Act (CBRA) definition of an OPA (Section 12 of the Coastal Barrier Improvement Act; Pub. L. 101-591), but they are appropriate for inclusion within a System Unit because they meet the criteria for an undeveloped coastal barrier (16 U.S.C. 3503(g)(1)).

Additionally, the boundary of the unit is modified to remove from the CBRS 83 acres (containing about 90 structures) within the Bonefish Pointe, Martinique, and Finisterre subdivisions; a portion of a marina; and a small portion of an undeveloped lot located on Upper Grand Lagoon. Though the Service's assessment indicates that this area met the CBRA criteria for an undeveloped coastal barrier when it was included within the CBRS in 1990, it is recommended for removal from the CBRS. In correspondence regarding this area in 2000, the Service stated that a revision to Unit P31P should remove this privately owned land from the OPA in order to match the boundary of the unit to the underlying conservation area, the State Park. Since 1999, when remapping CBRS units, the Service has generally endeavored to match OPA boundaries as closely as possible to the boundaries of the underlying conservation and/or recreation areas, regardless of whether the area was undeveloped at the time it was added to the OPA. However, in recent years, the Service has determined that such privately owned areas that were located adjacent to conservation and/or recreation areas and were undeveloped at the time may have been intentionally included within the OPA in an effort to include the entire coastal barrier ecosystem within the CBRS. The Service is honoring its 2000 commitment to recommend the removal of the area containing the Bonefish Pointe, Martinique, and Finisterre subdivisions; however, such privately owned areas that were clearly undeveloped at the time of inclusion within the OPA will not be recommended for removal in future remapping efforts unless there is clear and compelling evidence that the OPA was only intended to include areas held for conservation and/or recreation (e.g., a visible park boundary underlying the OPA boundary on the original base map).

There is one parcel that is currently part of the State Park that is recommended to remain within adjacent System Unit P31 because it was acquired for conservation

St. Andrew Complex P31P, Florida

and/or recreation purposes after it was included within Unit P31, and therefore does not qualify for reclassification to an OPA.

Florida State Aquatic Preserves, Outstanding Florida Waters, and other areas of open water that are not associated with conservation and/or recreation areas are generally classified within the CBRS as System

Units because they do not meet the CBRA definition of an OPA (Section 12 of the Coastal Barrier Improvement Act; Pub. L. 101-591). Most open water within Unit P31P, including areas in Grand Lagoon and St. Andrew Bay are recommended for reclassification to adjacent System Unit P31. However, the channel between St. Andrew Bay and the Gulf of Mexico is recommended for inclusion within

the OPA as there are State Park lands on either side of the channel and it is impractical from a mapping perspective to delineate it as a System Unit.

The Service's final recommended map depicts changes to the CBRS that will only take effect if the updated map is adopted through legislation enacted by Congress.

Acres, Shoreline, and Structures:

	<i>Total Acres</i>	<i>Fastland Acres*</i>	<i>Associated Aquatic Habitat Acres**</i>	<i>Shoreline Miles</i>	<i>Structures***</i>
Existing Unit	1,944	486	1,458	3.1	
Added to the CBRS	0	0	0		0
Removed from the CBRS	120	93	27		198
Reclassified Area	(652)	42	(694)		
Final Recommended Unit	1,172	435	737	3.0	
Net Change	(772)	(51)	(721)	(0.1)	(198)

*Land above mean high tide.

**Associated aquatic habitat includes wetlands, marshes, estuaries, inlets, and open water landward of the coastal barrier, but does not include open water seaward of the shoreline. This information is derived from an interpretation of 2013 aerial imagery in consultation with National Wetlands Inventory data and other data sources as necessary.

***Approximate structure count derived from 2013 aerial imagery. Structures without walls and a roof (e.g., picnic shelters) and structures with fewer than 200 square feet are not included in this structure count because they do not meet the definition of a "structure" in 16 U.S.C. 3503(g)(2).

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