

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

**Type of Unit:** Otherwise Protected Area (OPA)

**Location of Unit:** Bay County, Florida

**Congressional District:** 2

**Draft Map Date:** May 16, 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.

**Historical Changes to Unit:** Pub. L. 103-46 (enacted on November 2, 1994) modified the landward boundary of Unit P31P to include only areas that were undeveloped at the time of their inclusion in the Coastal Barrier Resources System (CBRS).

The U.S. Fish and Wildlife Service (Service) modified the boundary of Unit P31P (via notice published in the *Federal Register* (81 FR 13407) on March 14, 2016) to account for natural changes that occurred along the shoreline of Grand Lagoon and Shell Island. These modifications were made in accordance with Section 3 of Pub. L. 101-591, which allows for modifications to the CBRS boundaries to reflect changes that have occurred as a result of natural forces.

**Proposed Changes to Unit:** The comprehensively revised draft map dated May 16, 2016, modifies the boundary of Unit P31P to better follow the boundary of St. Andrews State Park and to remove from the CBRS approximately 9 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 several 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 is reclassified to P31 because it does not meet the Coastal Barrier Resources Act (CBRA) definition of an OPA, but it does qualify for inclusion within a System Unit.

Additionally, the boundary of the unit is modified to remove from the CBRS approximately 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 (16 U.S.C. 3503(g)(1)) when it was included within the CBRS in 1990, it

is proposed 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/recreation area(s), 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 of inclusion within the OPA 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 Martinique, Finisterre, and Bonefish Pointe 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 remains within adjacent System Unit P31 on the draft map because it was not acquired for conservation and/or recreation purposes until 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 or recreation areas are generally classified within the CBRS as System Units

## St. Andrew Unit P31P, Florida

because they do not meet the CBRA definition of an OPA. Most open water within Unit P31P, including areas in Grand Lagoon and St. Andrew Bay are proposed for reclassification to adjacent System Unit P31. However, the channel between St. Andrew Bay and the Gulf of Mexico is proposed 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.

### 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	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)		
Proposed 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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