

# 2022 Regional Mitigation Plan Update

Supplemental No. 1 – May 2022



Northwest Florida Water Management District  
81 Water Management Drive  
Havana, FL 32333-4712

**Program Development Series 22-01 (Supplemental No. 1)**

# NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT

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## Introduction

This supplemental to the 2022 Regional Mitigation Plan Update identifies potential mitigation for a Florida Department of Transportation (FDOT) project which may require mitigation through the Northwest Florida Water Management District (NFWFMD or District) mitigation program.<sup>1</sup>

The impact (1-10 from east of US 331 to east of SR 183; FPID 443639-1; 0.175-acre direct wetland impact; 0.01 UMAM functional loss<sup>2</sup>; Choctawhatchee River and Bay watershed) lies within a private mitigation bank service area and FDOT had anticipated that any required mitigation would consist of purchase of credits from a private bank. However, impacts are to palustrine non-forested wetlands, whereas only forested mitigation credits are available in this area from the private sector. The NFWFMD strongly encourages the establishment of private mitigation banks and will provide mitigation options to FDOT only when use of a private bank is not feasible. If permittees require type-for-type mitigation (i.e., palustrine non-forested mitigation credits) and FDOT is unable to mitigate through a private mitigation bank, the NFWFMD will suggest that FDOT propose use of the NFWFMD Sand Hill Lakes Mitigation Bank.

Section 373.4137(4), Florida Statutes (F.S.), requires the District, in consultation with FDEP; the United States Army Corps of Engineers (USACE); FDOT; other appropriate federal, state, and local governments; and other interested parties, to develop and approve an annual regional mitigation plan before March 1<sup>st</sup> of each year for FDOT mitigation needs submitted to the District.

Although not required to participate in the District mitigation program (section 373.4137(2)(a), F.S.), FDOT District Three opts to mitigate through the District when use of a private mitigation bank is not feasible. This 1st supplemental to the 2022 Regional Mitigation Plan Update satisfies the requirements of section 373.4137(4), F.S., to develop a mitigation plan for submittal to, and approval by FDEP. To facilitate a policy-level review, FDEP guidance requests that regional mitigation plan submittals be in the form of a summary and only address new projects; detailed information and permit-level project plans are posted at the District website ([www.nfwwater.com/Water-Resources/Regional-Wetland-Mitigation-Program](http://www.nfwwater.com/Water-Resources/Regional-Wetland-Mitigation-Program)). Approval from FDEP is obtained prior to implementation of mitigation.

## Consideration of Private Mitigation Banks

Per section 373.4137(2)(c), F.S., FDOT must investigate use of a mitigation bank before including a project on the environmental impact inventory (Inventory) submitted to the District. If the District identifies use of a mitigation bank to offset an FDOT impact included on the Inventory, the District shall exclude that project from the mitigation plan and FDOT shall be responsible for purchase of bank credits (section 373.4137(3)(d), F.S.).

Private mitigation bank service areas cover approximately one-third of northwest Florida (Figure 1). The District strongly encourages the development of private mitigation banks, especially in areas not currently served by private banks. The District does not compete with private mitigation banks and will develop or

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<sup>1</sup> The 2022 Regional Mitigation Plan Update (February 2022) was approved by the NFWFMD Executive Director (acting as the NFWFMD Governing Board designee) on February 11, 2022. FDEP approval was obtained on April 6, 2022.

<sup>2</sup> Uniform Mitigation Assessment Method, section 373.414(18), F.S.; UMAM estimate provided by FDOT.

provide mitigation to FDOT only when use of a private mitigation bank is not feasible. Use of a mitigation bank as offsetting mitigation for an FDOT impact is dependent upon approval by state and federal permitting authorities.

Consideration of current service area coverages, as indicated in Figure 1, suggests that development of additional credits within several regions of northwest Florida may be needed to support future transportation improvements. Additional palustrine credits within the Blackwater River and Yellow River basins and additional estuarine credits districtwide may be particularly useful to support future transportation needs.

## 2022 Project Update (1<sup>st</sup> Supplemental)

As noted in the introduction, this 1<sup>st</sup> supplemental to the 2022 Regional Mitigation Plan Update addresses the wetland mitigation needs of one road project (Figure 2).

**I-10 (from east of US 331 to east of SR 183; FDOT FPID 443639-1).** Road improvements to I-10 in Walton County may impact an estimated 0.175 acres of jurisdictional, non-forested palustrine wetlands (0.01 UMAM functional loss). No private mitigation bank in this area has non-forested wetland credits available to offset this impact. If permittees require non-forested credits to offsite this impact, proposed mitigation is use of the NFWFMD-owned Sand Hill Lakes Mitigation Bank (which currently has 5.64 federal and 6.29 state palustrine non-forested credits available). The impact is within the service area of the Sand Hill Lakes Mitigation Bank. Detailed project plans and other information will be posted at <https://www.nfwwater.com/Water-Resources/Regional-Wetland-Mitigation-Program/Regional-Mitigation-Plan/FDOT-Impacts/Choctawhatchee-Watershed-Impacts/Mitigation-Pending-TBD/I-10-from-east-of-US-331-to-east-of-CR-183-443639-1>.

## Conclusion

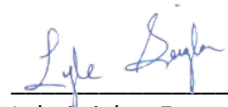
The District concludes that this 1<sup>st</sup> supplemental to the 2022 Regional Mitigation Plan Update complies with the mitigation requirements of section 373.4137, F.S., and 33 USC Section 344, subject to approval by FDEP, for the project described above. Approval by the Governing Board of the District or its designee and FDEP shall authorize the activities proposed in the mitigation plan, and no other state, regional or local permit or approval shall be necessary. Per section 373.4137(5), F.S., the District, upon notice and coordination with FDOT, may deviate from the approved mitigation plan to comply with federal permitting requirements.

All Regional Mitigation Plan documents may be accessed online at <https://www.nfwwater.com/Water-Resources/Regional-Wetland-Mitigation-Program>. Copies may be obtained from the Resource Management Division, Northwest Florida Water Management District, 81 Water Management Drive, Havana, FL 32333-4712.

Pursuant to sections 373.4137(4) and (6), F.S., the District hereby approves this 1<sup>st</sup> supplemental to the 2022 Regional Mitigation Plan Update. Modifications to the District-approved Regional Mitigation Plan may not be implemented before approval by FDEP. Through consultation with the aforementioned

entities, the District's Regional Mitigation Plan has been designed and evaluated to meet state and federal mitigation requirements (section 373.4137, F.S., and 33 United State Code section 1344); however, it is the responsibility of FDOT to propose offsetting mitigation to state and federal permittees.

**APPROVED** this 13th day of May 2022



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## For More Information

Website:

<https://www.nfwwater.com/Water-Resources/Regional-Wetland-Mitigation-Program>

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# Northwest Florida Water Management District

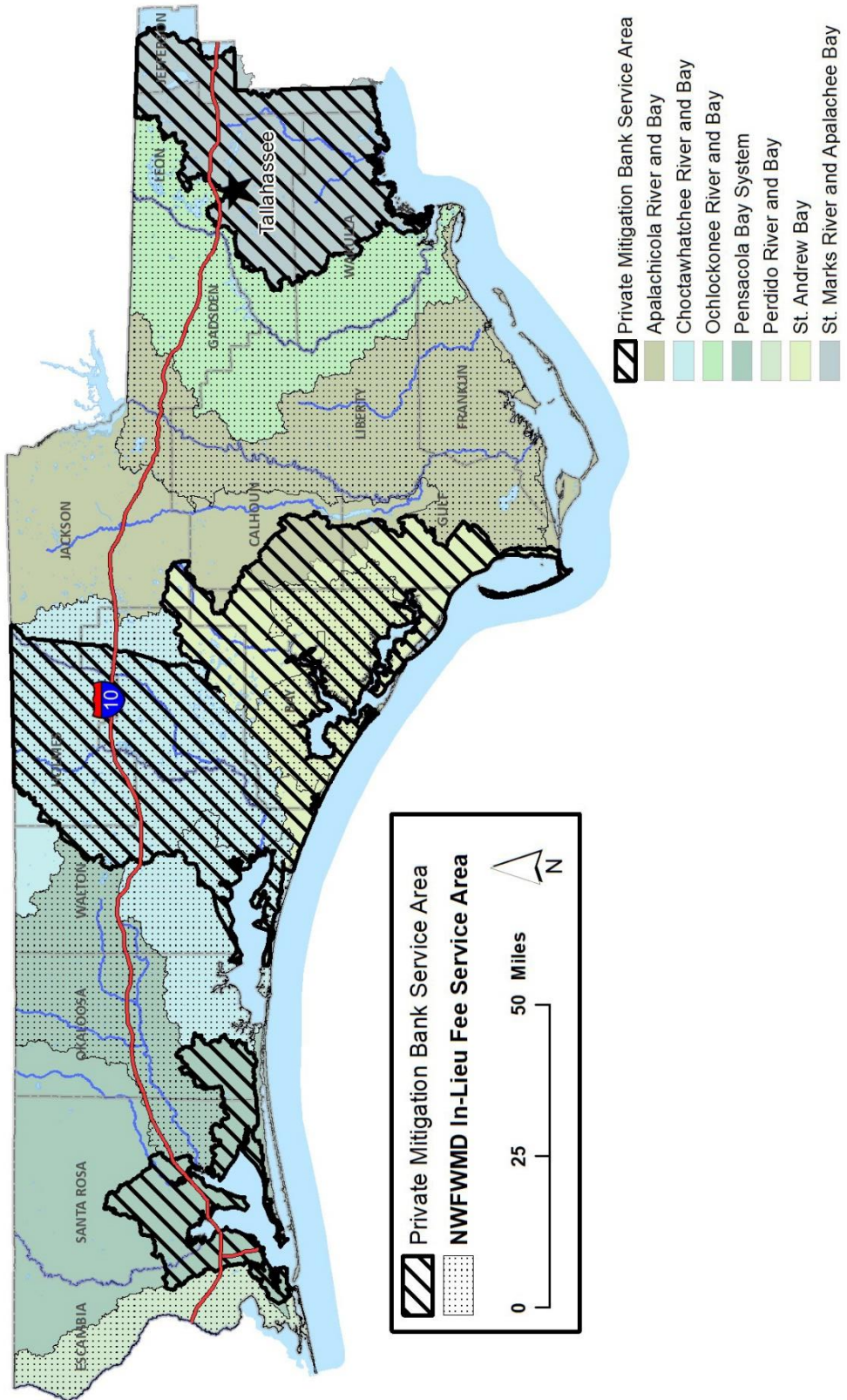
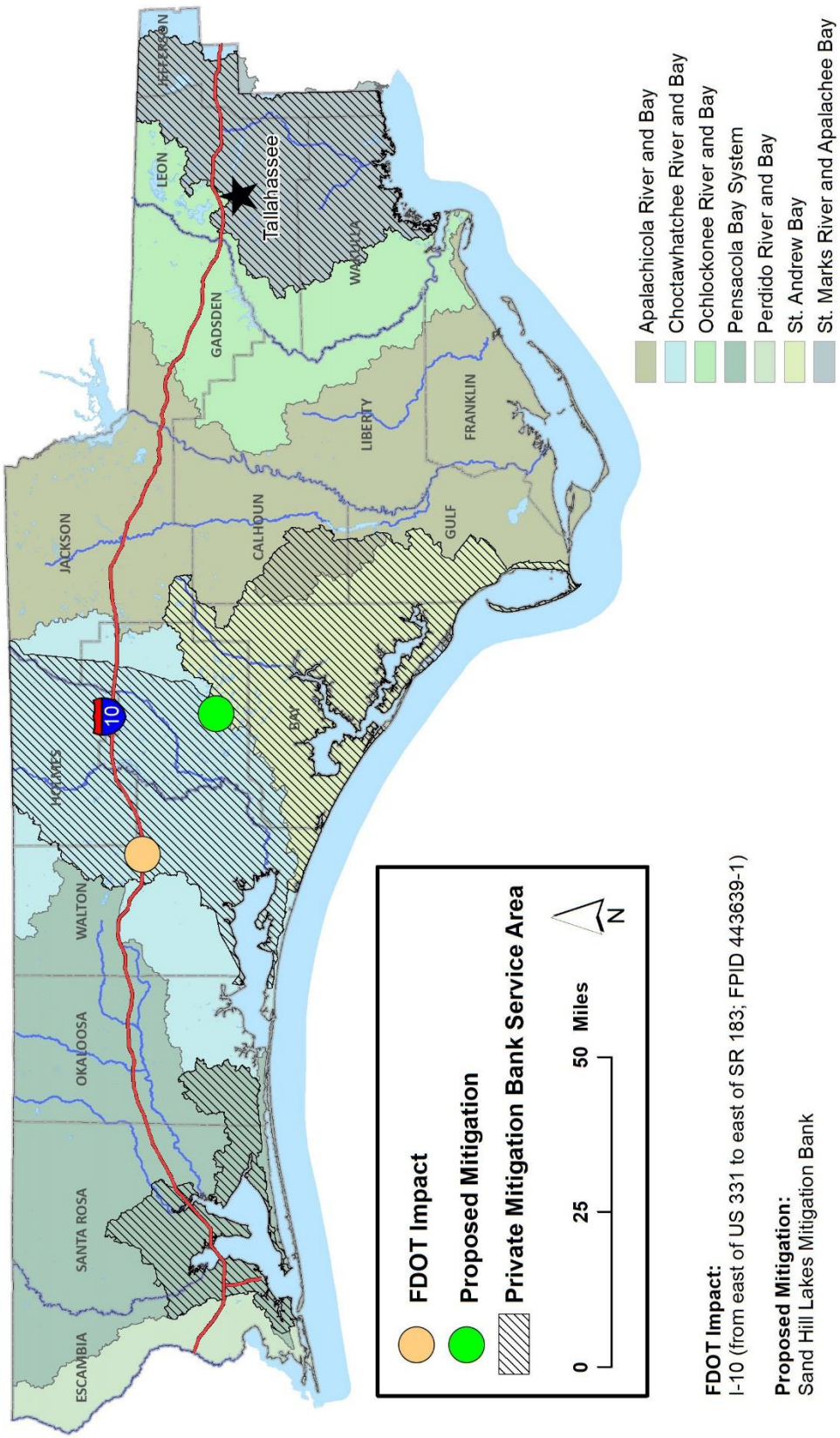


Figure 1. Mitigation Service Areas in Northwest Florida

# Northwest Florida Water Management District 2022 Regional Mitigation Plan Update - Supplemental No. 1 FDOT Projects and Proposed Mitigation



**FDOT Impact:**  
I-10 (from east of US 331 to east of SR 183; FPID 443639-1)

**Proposed Mitigation:**  
Sand Hill Lakes Mitigation Bank

Figure 2. Map of FDOT Impact and Identified Mitigation Option



Table 1. Mitigation and Impact Project Overview

Mitigation and Impact Project Overview (2022 Supplemental No. 1) - May 2022						
Mitigation Name	Impact Project	Impact Location		Habitat / Community Type Impact	Total Impact Acres <sup>1</sup>	T/E Species
		County	Drainage Basin			
Sand Hill Lakes Mitigation Bank	I-10 from east of US 331 to east of SR 183; FPID 443639-1	Walton	Chcotawhatchee River and Bay Watershed	Palustrine Emergent	0.175	None

<sup>1</sup>Direct wetland impact acreage provided by FDOT District Three. The NFWFMD mitigation program relies upon FDOT to provide all information associated with their wetland impacts; it does not quantify or otherwise assess wetland impacts for FDOT.

Table 2. Mitigation Plan Overview

Mitigation Plan Overview (2022 Supplemental No. 1) – May 2022						
Mitigation Name	Location		Habitat / Community Type	Mitigation Type	Number of Credits	Land Acquisition
	County	SWIM Drainage Basin				
Sand Hill Lakes Mitigation Bank	Washington	Choctawhatchee River and Bay	Palustrine Emergent Wetlands	Mitigation Bank	0.01	No

Table 3. Cost Estimates

Cost of Mitigation Plan (2022 Supplemental No. 1) – May 2022						
Mitigation Name	Planning / Design Cost	Construction Cost	Acquisition or Credit Purchase Cost	Management Cost	Total Cost <sup>1</sup>	Mitigation Cost per Acre of Impact <sup>2</sup>
Strauss Mitigation Area	\$0	\$0	\$21,511	\$0	\$21,511	\$122,918

<sup>1</sup>Mitigation cost for I-10 from east of US 331 to east of SR 183 (FPID 443639-1) is estimated at \$21,511 (0.175 Acres multiplied by \$122,918 per Direct Acre of Impact = \$21,511).

<sup>2</sup>The current FDOT per-acre funding for wetland impacts associated with transportation projects, in accordance with section 373.4137, FS, is \$122,918 (valid through 6/30/2022; value is adjusted annually based on the federal Consumer Price Index).