

Bay County RESTORE Act Direct Component Proposals 2014-2015

Proj #	Bay PRP 2014-033
Project Name	Mid City Stormwater Project
Project Proposer, affiliation, web site	Candis Harbison Bay County Conservancy, Inc. www.baycountyconservancy.org
Project Description	Add 2.16 acres to existing 6.5 acre preserve and restore entire parcel to handle stormwater runoff from heavily developed Highway 231, Mall, and surrounding area. Allowing runoff to percolate cleans water before it reaches the bay and restores the aquifer. Re-hydrating the parcel will help minimize flooding in the area. Invasive non-native plants will be removed from the native habitat, making it more hospitable to native birds and butterflies and other native wildlife.
Proj. Size (acres)	8.56
Economic	Attenuates flooding. Cleans stormwater runoff before it carries pollutants to the bay. Recharges aquifer.
Environmental	Preserves mid-city wetlands which have nearly been eliminated by development. Provides habitat for plants and wildlife. Serves as a carbon sink for reducing air pollution. Serves as a recharge area for the aquifer.
Social	Provides green space for spiritual renewal. Provides a Preserve for use by the public for environmental education and recreation.
Other	Addition of two small parcels of commercially zoned land will "square off" the boundary of the preserve, making it more functional and manageable.
Project Location	Highway 231 and 19th Street
Est total project cost	\$238,190
Amount requested	\$228,190
Describe what funds will be used for	Purchase 2.16 acres zoned commercial on Highway 231 and 19th Street. Price is \$200,000 as determined by MAI appraiser, plus fees and costs. Remainder to be used to remove exotic invasive plants. Partner will divert water onto property by use of pipes through levee.
Long term funding needed? Source? Availability?	After RESTORE funds are expended, Bay County Conservancy and the City of Panama City will provide long term maintenance through their regular programs of work. Invasive plant control is spread into a five year removal and maintenance plan to be paid for by RESTORE funds.
Est yrs completion	3-6
Matching \$ available?	Yes
Match source? Secured?	Bay County Conservancy will provide long-term maintenance. City of Panama City uses this property to clean drainage ditch and will pay for the pipe and the process of placing the pipe in the levee to divert stormwater.
Amount match secured	\$10,000
% proj cost from match	4.2
Partners anticipated?	Yes
Partner names	City of Panama City

Bay County RESTORE Act Direct Component Proposals 2014-2015

Funds request other source?	
If yes, name source, decision date	
Proj fully funded by other source?	
FULL PROPOSAL FORM	
Project number (proposal)	Bay PRP 2014-033
Submittal date proposal	2/6/2015
Project name (proposal)	Mid City Stormwater & Wetlands Restoration
Applicant name	Bay County Conservancy, Inc.
Project description (proposal)	Increasing and restoring wetlands in mid city Robinson Bayou Basin. Area involved was historically wetland. Ditching, road building, construction, etc. have impacted the area, making this remaining undeveloped area all the more important for stormwater treatment, flood prevention (especially on Highway 231 and heavily developed mall area just north), filtering runoff before it enters the Bay. Project will: 1) increase acreage of the property to add area for water retention and to prevent additional flooding from occurring as a result of development. 2) insert one or more equalizer pipes into the berm beside a large drainage ditch to funnel stormwater runoff into the swamp to bring it back to historic seasonal flooding, and 3) clear invasive exotic plants that destroy value of the habitat for native wildlife and cause drying of the swamp through evapo-transpiration.
Project location description	The existing Richard Jennings Preserve owned by the Bay County Conservancy is Parcel Number 14426-005-000. The two adjacent commercially zoned parcels to be added to the Preserve are both covered by Parcel Number 14426-000-000. The acreage of the two parcels is 0.858 and 1.31, for a total of 2.168. Location is between Highway 231 and 19th Street, south of intersection of 19th St. and Wilson Ave. One of the parcels to be purchased fronts Highway 231 and the other fronts 19th St. The Bay County parcel map showing existing preserve and parcels to be added was sent, along with a Google Earth map showing GPS points.
1. Restore nat res	Project will remove invasive exotic vegetation that destroys value of the habitat for native wildlife and will increase acreage available as wildlife habitat. Installation of one or more equalizer pipes to funnel stormwater runoff into the swamp will restore the health of the historic hardwood swamp and will serve as a settling basin to remove silt and road and yard chemicals from the runoff before it reaches St. Andrew Bay, thus helping to improve water quality and fisheries in the bay.
2. Mitigate	Helps prevent pollution from stormwater runoff going into the St. Andrew Bay through the Robinson Bayou watershed. Helps protect seagrass beds (necessary for fisheries) from sediment carried by runoff.
3. Implement plan	N/A

Bay County RESTORE Act Direct Component Proposals 2014-2015

4. Workforce/Jobs	Local workforce will be used for exotic invasive plant removal and for installation of pipe(s).
5. Improve state park	Not applicable.
6. Infrastructure	Project decreases flooding in residential and commercial area of Panama City by removing 2.168 acres from development and by diverting stormwater runoff into a retention basin. Retention basin also serves as a settling basin for removing silt and pollution before runoff reaches St. Andrew Bay.
7. Flood protect	
8. Planning	Not applicable.
9. Promote tourism	Not applicable, but clean water in the Bay does help maintain fish stocks and tourist appeal.
10. Promote seafood	N/A
1.1 Diversify	N/A
1.2 Infrastruc	No infrastructure, but handling stormwater in natural areas allows other lands to be developed without causing excess flooding.
1.3 Airport	Not applicable.
1.4 Job train	Not applicable.
1.5 Workforce dev	As part of the non-native invasive plant removal project, BCC could provide training to a few local workers for application of approved chemicals to invasive species.
1.6 Facil tourism/econ dev	Bay County Conservancy provides ecotourism activities of nature study, birding, geocaching, hiking, and picnicking. It also allows camping for approved groups such as Boy Scouts on its 13 preserves. The Richard Jennings Preserve is not suitable for large-scale use for these purposes, but a short nature trail with interpretive signage could be developed on the berm alongside the drainage ditch.
1.7 Rec, transport, wage	N/A
1.8 Protect nat res	Adding 2.16 more acres of wetland to the 6.5 acre Richard Jennings Preserve will increase wildlife habitat such as safe bird-nesting areas. Inserting one or more pipes in the berm to re-hydrate the swamp will provide a place for silt, road chemicals, and lawn chemicals to settle out of the runoff that eventually dumps into St. Andrew Bay.
1.9 Promote fishing	N/A
1.10 Commun resil	N/A
2.1 Protect SAB	The St. Andrew Bay S.W.I.M. Plan calls for evaluating each sub-basin in the watershed to prioritize infrastructure retrofitting needs. The Robinson Bayou sub-basin was identified as such a priority, and a Robinson Bayou Stormwater Management Plan was prepared in 2000. Section 6.2.1 of that report states "The wetlands within Robinson Bayou Drainage Basin provide extremely important benefits through both stormwater storage for flood attenuation and for water quality treatment." Section 6.1.2 specifies "The majority of identified flooding problems are in areas with limited open space for pond construction because of existing development. Therefore, it is recommended that the City make efforts to preserve the existing wetland systems in the basin to provide both water quality treatment benefits and flood attenuation benefits, in addition to promotion of wildlife habitat."

Bay County RESTORE Act Direct Component Proposals 2014-2015

2.2 Improv wtr qual	The land included in this proposal is in the Robinson Bayou Drainage Basin which flows directly to St. Andrew Bay.
2.3 Protect seagrass	N/A
2.4 Wildl hab	N/A
2.5 Acq lands	N/A
2.6 Preserve dunes, shore	N/A
2.7 Protected spp	Bay County Conservancy has two properties that are being managed by U S Fish & Wildlife Service and Florida Fish & Wildlife Conservation Commission to restore habitat for the Panama City Crayfish (PCC), a species that is a candidate for listing as endangered. The agencies evaluated the Jennings Preserve for inclusion in this program and determined that it does not contain suitable soil to support the PCC.
2.8 Water data	N/A
3.1 Deer Pt Lk wtr qual	N/A
3.2 Stabil roads	N/A
3.3 Sewer AWT	Not applicable.
3.4 Septic to central	Not applicable.
3.5 Stormwtr	The St. Andrew Bay S.W.I.M.Plan calls for evaluating each sub-basin in the watershed to prioritize infrastructure retrofitting needs. The Robinson Bayou sub-basin was identified as such a priority, and a Robinson Bayou Stormwater Management Plan was prepared in 2000. Section 6.2.1 of that report states "The wetlands within Robinson Bayou Drainage Basin provide extremely important benefits through both stormwater storage for flood attenuation and for water quality treatment." Section 6.1.2 specifies "The majority of identified flooding problems are in areas with limited open space for pond construction because of existing development. Therefore, it is recommended that the City make efforts to preserve the existing wetland systems in the basin to provide both water quality treatment benefits and flood attenuation benefits, in addition to promotion of wildlife habitat."
3.6 LID	N/A
3.7 Coast resil	N/A
3.8 Support port	Not applicable.

Bay County RESTORE Act Direct Component Proposals 2014-2015

<p>Budget justification</p>	<p>The project has three aspects:</p> <ol style="list-style-type: none"> 1. Purchase of land to expand Jennings Preserve to include wetlands for re-hydration and flood prevention. The budget for this is \$207,000 from RESTORE funds. Appraisal by M.A.I.is \$200,000 plus closing costs, doc.stamps, title insurance, and attorney fees. 2. Removal of invasive exotic plants that destroy the usefulness of the preserve for native wildlife habitat and that cause drying of the swamp through evapo-transpiration. The budget for initial removal and four years of monitoring and re-treatment is \$20,000 from RESTORE funds. 3.Installation of one or more equalizer pipes to funnel flood water into the swamp for retention and settling. The budget for this is approximately \$10,000 per pipe, and it will be paid for by the City of Panama City. The Bay County Conservancy will pay for the Environmental Resource Permit necessary for this work (\$840) from RESTORE funds. 4. An optional interpretive sign (\$350) is included in the budget from RESTORE funds to educate the public about the importance of wetlands and native habitat. This item could be deleted if the committee believes it is not justified.
<p>Ongoing costs</p>	<p>There will be no costs borne by Bay County. Maintenance of the pipe system will be accomplished by the City of Panama City. After five years of invasive plant removal by the contractor, BCC will continue to monitor and remove re-growth through the use of volunteer work or by using funds from its regular budget.</p>
<p>Objective and measures</p>	<p>Performance will be measured by:</p> <ol style="list-style-type: none"> a. acquisition of property within 60 days of funding; b. initial removal of exotic invasive plant species and clean up of site within 180 days of funding; c. City of Panama City has already created a conceptual plan and will formulate detailed plans for installation of pipe(s) according to their schedule; d. initial project to be completed within a year, with 4 more years of professional invasive plant control.
<p>Nat Res Proj</p>	<p>Yes</p>
<p>Best Avail Science</p>	<p>Although this project does protect and restore natural resources, its main function is to provide stormwater retention and treatment. Thus, the project will be justified under Objective 3.5 in Public Infrastructure and will not be subject to the three-pronged test. If the information in the three-pronged test is requested any way, it will be taken from the newly published study by EPA called "Connectivity of Streams and Wetlands to Downstream Waters: A Review and Synthesis of the Scientific Evidence (Final Report)".</p> <p>☐</p>
<p>Env issues</p>	<p>The project will require an Environmental Resource Permit, jointly administered by the US Army Corps of Engineers and the Florida Department of Environmental Protection. As discussed elsewhere in this application, this permit is expected to be relatively easy to obtain in a timely manner.</p>
<p>Econ Dev proj?</p>	<p></p>

Bay County RESTORE Act Direct Component Proposals 2014-2015

Econ Dev description	
Job Creation?	
Describe how jobs created	
No. jobs created	
No. jobs created Yr 1	
No. jobs created Yr 2	
No. jobs created Yr 3	
Avg wage	
Total proj cost	
Complement. proj descr.	<p>1. The Bay County Conservancy, Inc. (BCC) owns 14 preserves, comprising 270 acres in five counties. The mission of the BCC is to preserve environmentally sensitive lands in Northwest Florida, with included benefits of providing public recreation, education, health, safety, and economic well-being. The BCC is funded through donations and grants and is continually striving to increase its holdings. This project complements that mission.</p> <p>2. The City of Panama City's Public Works Department is responsible for controlling and treating stormwater runoff for the benefit of its residents and businesses. The City realizes the importance of hard infrastructure and "green infrastructure" (maintaining natural wetlands) in this process. In addition to cooperating with this project by engineering and installing equalizer pipe(s) to divert stormwater runoff into a natural wetland, the City will be replacing the drainage pipe under 19th Street at the Jennings Preserve in April as part of its flood control program. The pipe on the main drainage ditch flowing through the preserve will be replaced with a larger box culvert.</p>
Proj readiness descr	<p>a. Property to be acquired is under contract and can be finalized within 60 days of funding.</p> <p>b. Initial removal of exotic invasive plant species and clean up of site - within 90-180 days of acquisition, depending on the time of year (removal of plants is only effective in the growing season).</p> <p>c. Panama City engineers have already made preliminary determinations for installing the equalizer pipe(s). Detailed plans and installation will depend on Panama City's work schedule.</p>
Permits required?	Yes
Permits status	A federal dredge and fill permit (Environmental Resource Permit) will be required because some amount of soil may be displaced into the wetland and because water will be introduced into a wetland. Because of the small impact, the restorative aspect of the project, and the public benefit of the project, it is expected that the permit will be processed in an expeditious manner.
Land acq?	Yes
Acquire fee simple?	Yes
Acquire easement?	Yes
Fee and easement descri	N/A
Terms of easement	N/A
Entity to hold title	Bay County Conservancy, Inc.

Bay County RESTORE Act Direct Component Proposals 2014-2015

Easement acres	
Fee simple acres	2.168
Appraisal avail?	Yes
Appraised value	\$200,000
Title opinon avail?	
Material risks	We have not identified any material risks. An Environmental Resource Permit will be required, but it is for minimal impact and will not be controversial.
Likelihood of success	Extremely likely that project will be completed. The BCC has acquired and managed 14 preserves since 1998. The engineering of the re-hydration aspect of the project is simple, and Panama City's Public Works Department has extensive experience with stormwater infrastructure.
Contract out work?	Yes
Contracting strategy	The exotic vegetation removal aspect of the project will be contracted out. We have selected an experienced contractor who was recommended by two professional engineering firms. He has given us a cost estimate and has said that he can have a team do the work in an expeditious manner, once the growing season arrives. (Exotics removal is most effective during the growing season.) If this contractor should be unable to do the work for some reason, there are other experienced contractors in the area who could be used instead.
Applic manage proj?	Yes
L 1. Proposed mgr	Board of Directors - Bay County Conservancy, Inc.
L 2. Mgr agreed?	Yes
L 3. Mgr experience	The BCC has acquired and managed 14 preserves over 17 years. The preserves are valued at \$1,300,748. The Board is an all volunteer group with multiple professional degrees. Board members privately manage multiple businesses, including some with million dollar government projects. Between 2005 to 2010, the BCC successfully completed a \$100,000 mitigation project which involved re-hydration of a swamp at King Family Preserve and exotics removal and native habitat enhancement at Audubon Nature Preserve. In 2011-2012, the BCC successfully administered a \$28,000 grant from US Department of Interior, Fish and Wildlife Service for improving wildlife habitat on its preserves.
L 4. Post proj maint	See above. BCC has an endowment fund and ongoing fundraising efforts. Proceeds of the endowment fund are dedicated to perpetual maintenance of the preserves. Parcels have conservation easements in favor of the FL DEP or Bay County Audubon Society to insure continued preservation use of the properties. The City of Panama City has an ongoing mission to maintain its drainage infrastructure.
L 5. Mgmt approach	The initial project is to be completed within a year, with perpetual maintenance by Bay County Conservancy, Inc., a 501(c)(3) devoted to preservation of lands. The removal of invasive exotic vegetation is a multi-year task. Some plants are always missed in a removal effort, and seeds lie dormant in the ground to sprout in subsequent years. The contract with the vegetation control expert is therefore structured to allow for repeated treatment for 5 years.

Bay County RESTORE Act Direct Component Proposals 2014-2015

Outreach descr	BCC has active volunteers, and it carries on educational efforts to engage the public in the importance of native wildlife and maintaining native habitat. Several of its preserves have walking trails. Audubon Nature Preserve has a kiosk with exhibits relating to the importance of freshwater wetlands. A walking trail with informative signage is a possibility at the Jennings Preserve as a part of this project.
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