

By Representative Dockery

1                                   A bill to be entitled  
2           An act relating to the Green Swamp Area of  
3           Critical State Concern; amending s. 380.0677,  
4           F.S.; creating the Green Swamp Land Protection  
5           Initiative; providing mission; providing powers  
6           of the Division of State Lands of the  
7           Department of Environmental Protection;  
8           providing for negotiation of conservation  
9           easements for land protection; requiring  
10          development of an acquisition work plan;  
11          providing factors for selection of properties;  
12          providing for an annual list of proposed  
13          acquisitions; directing the division to develop  
14          a conservation easement program; providing  
15          rulemaking authority; providing for  
16          coordination and assistance of the Florida  
17          Communities Trust Program within the Department  
18          of Community Affairs, the Boards of County  
19          Commissioners for Polk and Lake Counties, the  
20          Southwest Florida Water Management District,  
21          and the St. Johns River Water Management  
22          District; providing for ownership rights and  
23          interests and use of property conveyed through  
24          a conservation easement; deleting powers and  
25          duties of the Green Swamp Land Authority;  
26          deleting provisions relating to land protection  
27          agreements, termination of such agreements, and  
28          reversion of certain appropriated funds;  
29          amending ss. 259.041, 259.101, 259.105, and  
30          380.507, F.S.; conforming references and cross  
31          references; providing an effective date.

1 Be It Enacted by the Legislature of the State of Florida:

2

3 Section 1. Section 380.0677, Florida Statutes, is  
4 amended to read:

5 380.0677 Green Swamp Land Protection Initiative  
6 Authority.--

7 (1) CREATION.--There is hereby created the Green Swamp  
8 Land Protection Initiative Authority.

9 (2) MISSION.--The mission of the Green Swamp Land  
10 Protection Initiative Authority shall be to balance the  
11 protection of the ecological values of the Green Swamp Area of  
12 Critical State Concern with the protection of private property  
13 rights and the interests of taxpayers through the acquisition  
14 of lands, or rights or interests in lands, from willing  
15 sellers within the Green Swamp Area of Critical State Concern.  
16 To that end, ~~the authority is encouraged to coordinate with~~  
17 the Division of State Lands of the Department of Environmental  
18 Protection is encouraged to coordinate with the Florida  
19 Communities Trust Program within the Department of Community  
20 Affairs, the Boards of County Commissioners for Polk and Lake  
21 Counties, the Southwest Florida Water Management District, and  
22 the St. Johns River Water Management District to identify,  
23 select, and acquire less-than-fee-simple interests or rights  
24 in parcels within the Green Swamp Area of Critical State  
25 Concern, as part of overall land acquisition efforts by the  
26 state and the districts. When the Department of Environmental  
27 Protection and the water management districts are planning to  
28 acquire parcels within the Green Swamp Area of Critical State  
29 Concern, they shall consider acquiring such parcels using  
30 alternatives to fee simple techniques ~~in consultation with the~~  
31 ~~land authority~~.

1           ~~(3) POWERS; BUDGET; GOVERNOR'S APPROVAL OF PROPOSED~~  
2 ~~ACQUISITIONS.--The Green Swamp Land Authority shall have all~~  
3 ~~the powers pursuant to s. 380.0666, except that it may not~~  
4 ~~issue bonds and must annually submit its budget to the~~  
5 ~~Governor and the Legislature for review. In addition, the~~  
6 ~~authority must annually submit a list of proposed acquisitions~~  
7 ~~to the Governor for review and approval. The Governor may~~  
8 ~~remove proposed acquisitions from the list, with cause, if the~~  
9 ~~Governor determines such acquisitions would not further the~~  
10 ~~mission of the authority. By September 5 of the fiscal year in~~  
11 ~~which the authority's budget is submitted, the chairpersons of~~  
12 ~~the appropriations committees of the Senate and the House of~~  
13 ~~Representatives may transmit to the Governor and the authority~~  
14 ~~comments on and objections to the proposed budget. The~~  
15 ~~Governor shall respond in writing to the comments and~~  
16 ~~objections.~~

17           ~~(3)(4) APPLICATION FOR CONSERVATION EASEMENT LAND~~  
18 ~~PROTECTION AGREEMENT; LIST OF PROPOSED ACQUISITIONS.--Owners~~  
19 ~~of agricultural and other property within the Green Swamp Area~~  
20 ~~of Critical State Concern may shall have 3 years from the~~  
21 ~~effective date of the land authority's rules to apply to the~~  
22 ~~Division of State Lands land authority concerning their~~  
23 ~~interest in signing a conservation easement. A conservation~~  
24 ~~easement land protection agreement restricting some or all of~~  
25 ~~their rights to their land. A land protection agreement is a~~  
26 ~~voluntarily negotiated instrument which may provide~~  
27 ~~compensation to a landowner in return for an undivided~~  
28 ~~perpetual interest in real property the willingness of the~~  
29 ~~landowner to accept restrictions or conditions on the use of~~  
30 ~~the parcel of land, including the right to develop the land as~~  
31 ~~defined in s. 380.04, and may be created or stated in the form~~

1 of an easement in any deed, will, or other instrument executed  
2 by or on the behalf of the owner of the property and subject  
3 to the provisions in s. 704.06. The conservation easement  
4 ~~agreement~~ shall include provisions for compliance and shall be  
5 recorded and indexed in the same manner as any other  
6 instrument affecting the title to real property. A  
7 conservation easement ~~land protection agreement~~ signed by the  
8 fee simple owner does not confer with it the right of public  
9 access to the real property, unless public access is a right  
10 specified within the easement agreement. ~~Selected applicants'~~  
11 ~~properties shall be ranked on the authority's list of proposed~~  
12 ~~acquisitions. Work shall continue on listed projects for which~~  
13 ~~acquisition has begun but not closed within the 3-year period,~~  
14 ~~until the acquisition is successfully completed. During the~~  
15 ~~time the property remains on the authority's list of proposed~~  
16 ~~acquisitions, and for 2 years thereafter, the property owner~~  
17 ~~may not change the current use of the property.~~

18 (4)(5) ACQUISITION WORK PLAN SELECTION; CRITERIA.--The  
19 Division of State Lands, with the Florida Communities Trust  
20 Program within the Department of Community Affairs, the Boards  
21 of County Commissioners for Polk and Lake Counties, the  
22 Southwest Florida Water Management District, and the St. Johns  
23 River Water Management District, ~~authority~~ shall develop a  
24 work plan to identify ~~procedure for competitive selection of~~  
25 ~~properties appropriate for conservation easements ~~land~~~~  
26 ~~protection agreements. Selection of properties to be included~~  
27 ~~in the work plan~~ criteria shall be based primarily on the  
28 water resource and ecological and environmental resource  
29 values of the parcels. Other factors may include the threat of  
30 impending development, and the historical significance of the  
31 property, or other factors determined to be relevant by the

1 division, in consultation with the Florida Communities Trust  
2 Program within the Department of Community Affairs, the Boards  
3 of County Commissioners for Polk and Lake Counties, the  
4 Southwest Florida Water Management District, and the St. Johns  
5 River Water Management District authority. Conservation  
6 easements ~~land protection agreements~~ shall be voluntary. The  
7 price paid for an interest in land or restricting the rights  
8 or interests in land shall not exceed the appraised value of  
9 those rights or interests. The selected properties shall  
10 constitute a list of proposed acquisitions, to be updated at  
11 least annually.

12 (5)(6) PROGRAM; CONSIDERATION.--The division  
13 authority, with the assistance of the Florida Communities  
14 Trust Program within the Department of Community Affairs, the  
15 Boards of County Commissioners for Polk and Lake Counties, the  
16 Southwest Florida Water Management District, and the St. Johns  
17 River Water Management District ~~Districts~~, shall develop a  
18 conservation easement ~~land protection agreement~~ program,  
19 including procedures for selecting, valuing, and monitoring to  
20 ensure compliance with the purposes of this section within the  
21 Green Swamp Area of Critical State Concern. The Division of  
22 State Lands shall ~~Southwest Florida and St. Johns River Water~~  
23 Management Districts may act as the acquisition agent ~~agents~~  
24 for the initiative ~~land~~ authority, and title to the lands, or  
25 interests or rights in lands acquired pursuant to this  
26 section, shall vest in the district where the acquisition  
27 project is located. Among the procedures shall be a process  
28 for determining the amount of consideration that may be paid  
29 in exchange for an undivided perpetual interest in the real  
30 property or a restriction on interest in the real property ~~for~~  
31 the willingness of a property owner to accept restrictions or

1 ~~conditions according to the terms of a land protection~~  
2 ~~agreement. The division may adopt authority shall make rules~~  
3 ~~necessary to carry out this section. To encourage~~  
4 ~~participation in the land protection agreement program and to~~  
5 ~~create a sense of fairness, the land authority is directed in~~  
6 ~~making rules to reflect changes in land values as a result of~~  
7 ~~the designation of the Green Swamp Area of Critical State~~  
8 ~~Concern and implementation of Polk and Lake Counties'~~  
9 ~~comprehensive plans. Such rules shall be reviewed by the~~  
10 ~~Southwest Florida and St. Johns River Water Management~~  
11 ~~Districts.~~

12       (6)~~(7)~~ APPROPRIATIONS.--From funds appropriated to the  
13 Department of Environmental Protection for land acquisition  
14 from the Conservation and Recreation Lands Trust Fund for  
15 fiscal years 1994-1995, 1995-1996, and 1996-1997, \$4 million  
16 shall be reserved each fiscal year to carry out the purposes  
17 of this section. To the extent practicable, moneys  
18 appropriated from the Conservation and Recreation Lands Trust  
19 Fund, Save Our Rivers Trust Fund, and Florida Communities  
20 Trust Fund shall be used to acquire lands, or interests or  
21 rights in lands, on the Conservation and Recreation Lands,  
22 Save Our Rivers, or Florida Communities Trust land acquisition  
23 plans or lists, as defined in s. 259.035, or a land  
24 acquisition plan under s. 373.59 or s. 380.508. However,  
25 nothing in this subsection prohibits the Green Swamp Land  
26 Authority from entering into land protection agreements with  
27 any property owner whose property is not on any of such lists.  
28 From sums appropriated to the Department of Environmental  
29 Protection from the Water Management District Lands Trust Fund  
30 for fiscal years 1994-1995, 1995-1996, and 1996-1997, \$3  
31 million shall be reserved each fiscal year to carry out the

1 purposes of this section. Such amounts as are used from the  
2 Water Management District Lands Trust Fund shall be credited  
3 against the allocations as provided in s. 373.59 to the St.  
4 Johns River Water Management District or the Southwest Florida  
5 Water Management District in proportion to the amount of lands  
6 for which an interest was acquired, and shall not be required  
7 by a district for debt service payments or land management  
8 purposes. From funds appropriated to the Department of  
9 Community Affairs for the Florida Communities Trust Program  
10 from the Preservation 2000 Trust Fund for fiscal years  
11 1994-1995 through 1999-2000, \$3 million shall be reserved each  
12 fiscal year to carry out the purposes of this section.  
13 Appropriations identified pursuant to this subsection shall  
14 fund the acquisition of lands, or the interests or rights in  
15 lands, and related costs of acquisition. Such funds shall be  
16 available for expenditure after the land authority has adopted  
17 rules to begin its program. ~~Funds reserved pursuant to this~~  
18 ~~subsection, for each of the referenced fiscal years, shall~~  
19 ~~remain available for the purposes specified in this subsection~~  
20 ~~for 24 months from the date on which such funds become~~  
21 ~~available for disbursement. After such time has elapsed, any~~  
22 ~~funds which are not legally obligated for expenditure shall be~~  
23 ~~released for the lawful purposes for which they were otherwise~~  
24 ~~appropriated.~~

25 (7)~~(8)~~ OWNERSHIP RIGHTS AND INTERESTS.--Ownership of  
26 any rights or interests which are conveyed through a  
27 conservation easement ~~land protection agreement~~ shall vest in  
28 the Southwest Florida Water Management District or the St.  
29 Johns River Water Management District, based on where the  
30 acquisition project is located. The districts shall monitor  
31 the conservation easements ~~agreements~~ under their respective

1 jurisdictions to ensure compliance with the terms of the  
2 easements ~~agreements~~, and shall provide the county property  
3 appraiser, the county tax collector, and the county manager  
4 with copies of conservation easements ~~land protection~~  
5 ~~agreements~~ that specify the deed restrictions on lands.

6 ~~(8)(9)~~ USE OF PROPERTY AGREEMENT.--A private property  
7 owner who enters into a conservation easement ~~land protection~~  
8 ~~agreement~~ may use the property in any manner consistent with  
9 the terms of the easement agreement. A conservation easement  
10 ~~that land protection agreement~~ which limits the use of  
11 property to agriculture shall allow the owner to change from  
12 one agricultural activity to another unless otherwise  
13 prohibited by the provisions of the easement agreement. Unless  
14 otherwise stated, easements ~~agreements~~ shall not prohibit the  
15 construction or operation of: barns or other buildings  
16 necessary to agricultural activities, such as employment  
17 housing; hunting and fishing camps; or a specified number of  
18 single-family residences solely for the use of the property  
19 owner or the owner's family.

20 ~~(10)~~ TERMINATION OF LAND PROTECTION AGREEMENTS.--A ~~fee~~  
21 ~~simple owner of lands subject to a land protection agreement~~  
22 ~~may petition the governing board of the water management~~  
23 ~~district which holds title to the interests or rights in those~~  
24 ~~lands to terminate the agreement. If the district finds that~~  
25 ~~ownership of a parcel of land or interests or rights in a~~  
26 ~~parcel of land acquired pursuant to this section is no longer~~  
27 ~~needed to protect the Green Swamp Area of Critical State~~  
28 ~~Concern, the district may dispose of the land, or interests or~~  
29 ~~rights in the land, according to procedures adopted pursuant~~  
30 ~~to s. 373.089.~~

31



1            (9)~~(11)~~ PROPERTY RIGHTS PROTECTED.--Nothing in this  
2 section shall be construed to abrogate the constitutionally  
3 protected property rights of private property owners within  
4 the Green Swamp Area of Critical State Concern, whether or not  
5 they choose to participate in the Green Swamp Land Protection  
6 Initiative Authority's acquisition program.

7            Section 2. Paragraph (b) of subsection (11) of section  
8 259.041, Florida Statutes, is amended to read:

9            259.041 Acquisition of state-owned lands for  
10 preservation, conservation, and recreation purposes.--

11            (11)

12            (b) All project applications shall identify, within  
13 their acquisition plans, those projects which require a full  
14 fee simple interest to achieve the public policy goals,  
15 together with the reasons full title is determined to be  
16 necessary. The state agencies and the water management  
17 districts may use alternatives to fee simple acquisition to  
18 bring the remaining projects in their acquisition plans under  
19 public protection. For the purposes of this subsection, the  
20 term "alternatives to fee simple acquisition" includes, but is  
21 not limited to: purchase of development rights; obtaining  
22 conservation easements; obtaining flowage easements; purchase  
23 of timber rights, mineral rights, or hunting rights; purchase  
24 of agricultural interests or silvicultural interests; entering  
25 into land protection agreements; entering into conservation  
26 easements as defined in s. 380.0677(3)~~(5)~~; fee simple  
27 acquisitions with reservations; creating life estates; or any  
28 other acquisition technique which achieves the public policy  
29 goals listed in paragraph (a). It is presumed that a private  
30 landowner retains the full range of uses for all the rights or  
31 interests in the landowner's land which are not specifically

1 acquired by the public agency. The lands upon which hunting  
2 rights are specifically acquired pursuant to this paragraph  
3 shall be available for hunting in accordance with the  
4 management plan or hunting regulations adopted by the Florida  
5 Fish and Wildlife Conservation Commission, unless the hunting  
6 rights are purchased specifically to protect activities on  
7 adjacent lands.

8 Section 3. Subsection (3) of section 259.101, Florida  
9 Statutes, is amended to read:

10 259.101 Florida Preservation 2000 Act.--

11 (3) LAND ACQUISITION PROGRAMS SUPPLEMENTED.--Less the  
12 costs of issuance, the costs of funding reserve accounts, and  
13 other costs with respect to the bonds, the proceeds of bonds  
14 issued pursuant to this act shall be deposited into the  
15 Florida Preservation 2000 Trust Fund created by s. 375.045.  
16 Ten percent of the proceeds of any bonds deposited into the  
17 Preservation 2000 Trust Fund shall be distributed by the  
18 Department of Environmental Protection to the Department of  
19 Environmental Protection for the purchase by the South Florida  
20 Water Management District of lands in Dade, Broward, and Palm  
21 Beach Counties identified in s. 7, chapter 95-349, Laws of  
22 Florida. This distribution shall apply for any bond issue for  
23 the 1995-1996 fiscal year. For the 1997-1998 fiscal year only,  
24 \$20 million per year from the proceeds of any bonds deposited  
25 into the Florida Preservation 2000 Trust Fund shall be  
26 distributed by the Department of Environmental Protection to  
27 the St. Johns Water Management District for the purchase of  
28 lands necessary to restore Lake Apopka. The remaining proceeds  
29 shall be distributed by the Department of Environmental  
30 Protection in the following manner:

31

1 (a) Fifty percent to the Department of Environmental  
2 Protection for the purchase of public lands as described in s.  
3 259.032. Of this 50 percent, at least one-fifth shall be used  
4 for the acquisition of coastal lands.

5 (b) Thirty percent to the Department of Environmental  
6 Protection for the purchase of water management lands pursuant  
7 to s. 373.59, to be distributed among the water management  
8 districts as provided in that section. Funds received by each  
9 district may also be used for acquisition of lands necessary  
10 to implement surface water improvement and management plans  
11 approved in accordance with s. 373.456 or for acquisition of  
12 lands necessary to implement the Everglades Construction  
13 Project authorized by s. 373.4592.

14 (c) Ten percent to the Department of Community Affairs  
15 to provide land acquisition grants and loans to local  
16 governments through the Florida Communities Trust pursuant to  
17 part III of chapter 380. From funds allocated to the trust,  
18 \$3 million annually shall be used by the Green Swamp Land  
19 Authority or the Green Swamp Land Protection Initiative  
20 specifically for the purchase through land protection  
21 agreements, or through conservation easements as defined in s.  
22 380.0677(3)~~(5)~~, of lands, or severable interests or rights in  
23 lands, in the Green Swamp Area of Critical State Concern.  
24 From funds allocated to the trust, \$3 million annually shall  
25 be used by the Monroe County Comprehensive Plan Land Authority  
26 specifically for the purchase of any real property interest in  
27 either those lands subject to the Rate of Growth Ordinances  
28 adopted by local governments in Monroe County or those lands  
29 within the boundary of an approved Conservation and Recreation  
30 Lands project located within the Florida Keys or Key West  
31 Areas of Critical State Concern; however, title to lands

1 acquired within the boundary of an approved Conservation and  
2 Recreation Lands project may, in accordance with an approved  
3 joint acquisition agreement, vest in the Board of Trustees of  
4 the Internal Improvement Trust Fund. Of the remaining funds  
5 allocated to the trust after the above transfers occur,  
6 one-half shall be matched by local governments on a  
7 dollar-for-dollar basis. To the extent allowed by federal  
8 requirements for the use of bond proceeds, the trust shall  
9 expend Preservation 2000 funds to carry out the purposes of  
10 part III of chapter 380.

11 (d) Two and nine-tenths percent to the Department of  
12 Environmental Protection for the purchase of inholdings and  
13 additions to state parks. For the purposes of this paragraph,  
14 "state park" means all real property in the state under the  
15 jurisdiction of the Division of Recreation and Parks of the  
16 department, or which may come under its jurisdiction.

17 (e) Two and nine-tenths percent to the Division of  
18 Forestry of the Department of Agriculture and Consumer  
19 Services to fund the acquisition of state forest inholdings  
20 and additions pursuant to s. 589.07.

21 (f) Two and nine-tenths percent to the Fish and  
22 Wildlife Conservation ~~Game and Fresh Water Fish~~ Commission to  
23 fund the acquisition of inholdings and additions to lands  
24 managed by the commission which are important to the  
25 conservation of fish and wildlife.

26 (g) One and three-tenths percent to the Department of  
27 Environmental Protection for the Florida Greenways and Trails  
28 Program, to acquire greenways and trails or greenways and  
29 trails systems pursuant to chapter 260, including, but not  
30 limited to, abandoned railroad rights-of-way and the Florida  
31 National Scenic Trail.

1  
2 Local governments may use federal grants or loans, private  
3 donations, or environmental mitigation funds, including  
4 environmental mitigation funds required pursuant to s.  
5 338.250, for any part or all of any local match required for  
6 the purposes described in this subsection. Bond proceeds  
7 allocated pursuant to paragraph (c) may be used to purchase  
8 lands on the priority lists developed pursuant to s. 259.035.  
9 Title to lands purchased pursuant to paragraphs (a), (d), (e),  
10 (f), and (g) shall be vested in the Board of Trustees of the  
11 Internal Improvement Trust Fund, except that title to lands,  
12 or rights or interests therein, acquired by either the  
13 Southwest Florida Water Management District or the St. Johns  
14 River Water Management District in furtherance of the Green  
15 Swamp Land Authority's mission, or the Green Swamp Land  
16 Protection Initiative's mission pursuant to s. 380.0677(2)~~(3)~~,  
17 shall be vested in the district where the acquisition project  
18 is located. Title to lands purchased pursuant to paragraph  
19 (c) may be vested in the Board of Trustees of the Internal  
20 Improvement Trust Fund, except that title to lands, or rights  
21 or interests therein, acquired by either the Southwest Florida  
22 Water Management District or the St. Johns River Water  
23 Management District in furtherance of the Green Swamp Land  
24 Authority's mission, or the Green Swamp Land Protection  
25 Initiative's mission pursuant to s. 380.0677(2)~~(3)~~, shall be  
26 vested in the district where the acquisition project is  
27 located. This subsection is repealed effective October 1,  
28 2000. Prior to repeal, the Legislature shall review the  
29 provisions scheduled for repeal and shall determine whether to  
30 reenact or modify the provisions or to take no action.  
31

1           Section 4. Paragraph (k) of subsection (9) of section  
2 259.105, Florida Statutes, is amended to read:

3           259.105 The Florida Forever Act.--

4           (9) The Acquisition and Restoration Council shall  
5 develop a rule to competitively evaluate, select, and rank  
6 projects eligible for Florida Forever funds pursuant to  
7 paragraph (3)(b). In developing this rule the Acquisition and  
8 Restoration Council shall give weight to the following  
9 criteria:

10           (k) The project may be acquired, in whole or in part,  
11 using alternatives to fee simple, including but not limited  
12 to, purchase of development rights, hunting rights,  
13 agricultural or silvicultural rights, or mineral rights;  
14 obtaining conservation easements, or flowage easements, or  
15 land protection agreements; or obtaining conservation  
16 easements; or use of land protection agreements as defined in  
17 s. 380.0677(3)~~(5)~~.

18           Section 5. Subsection (11) of section 380.507, Florida  
19 Statutes, is amended to read:

20           380.507 Powers of the trust.--The trust shall have all  
21 the powers necessary or convenient to carry out the purposes  
22 and provisions of this part, including:

23           (11) To make rules necessary to carry out the purposes  
24 of this part and to exercise any power granted in this part,  
25 pursuant to the provisions of chapter 120. The trust shall  
26 adopt rules governing the acquisition of lands by local  
27 governments or the trust using proceeds from the Preservation  
28 2000 Trust Fund and the Florida Forever Trust Fund, consistent  
29 with the intent expressed in the Florida Forever Act. Such  
30 rules must include, but are not limited to, procedures for  
31 appraisals and confidentiality consistent with ss.

1 125.355(1)(a) and (b) and 166.045(1)(a) and (b), a method of  
2 determining a maximum purchase price, and procedures to assure  
3 that the land is acquired in a voluntarily negotiated  
4 transaction, surveyed, conveyed with marketable title, and  
5 examined for hazardous materials contamination. Land  
6 acquisition procedures of a local land authority or a land  
7 protection initiative created pursuant to s. 380.0663 or s.  
8 380.0677 may be used for the land acquisition programs  
9 described by ss. 259.101(3)(c) and 259.105 if within areas of  
10 critical state concern designated pursuant to s. 380.05,  
11 subject to approval of the trust.

12 Section 6. This act shall take effect upon becoming a  
13 law.

14 \*\*\*\*\*

15 HOUSE SUMMARY

16 Removes provisions relating to the Green Swamp Land  
17 Authority and the authority's power to enter into and  
18 terminate land protection agreements within the Green  
19 Swamp Area of Critical State Concern, and reversion of  
20 certain appropriated funds. Creates the Green Swamp Land  
21 Protection Initiative under the Department of  
22 Environmental Protection. Provides authority of the  
23 Division of State Lands of the department to negotiate  
24 conservation easements for land protection. Requires  
25 development of an acquisition work plan and an annual  
26 list of proposed acquisitions. Directs the division to  
27 develop a conservation easement program, and provides for  
28 coordination and assistance of the Florida Communities  
29 Trust Program within the Department of Community Affairs,  
30 the Boards of County Commissioners for Polk and Lake  
31 Counties, the Southwest Florida Water Management  
District, and the St. Johns River Water Management  
District. Provides rulemaking authority. Provides for  
ownership rights and interests and use of property  
conveyed through a conservation easement.