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## A bill to be entitled

An act relating to environmental resources; amending s. 373.026, F.S.; providing requirements for budget amendments requesting the release of state funds for specified water project components; conforming provisions to changes made by the act; authorizing the release of state funds for specified water projects; amending s. 373.036, F.S.; requiring modifications to water management district annual work plans to be submitted to the Secretary of Environmental Protection for review and approval; amending s. 373.1501, F.S.; requiring the South Florida Water Management District to make a specified certification to the Legislature regarding its recommendations to the United States Army Corps of Engineers; providing legislative findings; requiring water shortages within the Lake Okeechobee Region to be managed in accordance with certain rules; requiring that changes to certain rules be ratified by the Legislature and presented to the Governor; providing that such changes shall take effect after a specified timeframe if certain requirements are not met; amending s. 373.4141, F.S.; authorizing the Department of Environmental Protection to enter into agreements or contracts with certain entities to expedite the evaluation of certain environmental permits; providing requirements for such agreements or contracts; authorizing the department to receive funds received pursuant to such an agreement or contract; requiring such funds to be deposited into

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the Grants and Donations Trust Fund; amending s. 570.71, F.S.; specifying that the Department of Agriculture and Consumer Services may acquire land or certain related interests in land for specified public purposes; revising the types of project proposals for which the department may accept applications; revising the activities prohibited under certain easements; removing a requirement that certain department rules give preference to certain types of lands; amending s. 570.715, F.S.; revising the procedures the department must comply with for certain land acquisitions; providing for a type two transfer of the William J. "Billy Joe" Rish Recreational Park within the Agency for Persons with Disabilities to the Department of Environmental Protection; providing for the continuation of certain contracts and interagency agreements; reenacting s. 570.93(1)(a), F.S., relating to an agricultural water conservation program; providing effective dates.

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

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Section 1. Effective upon this act becoming a law, paragraph (b) of subsection (8) of section 373.026, Florida Statutes, is amended to read:

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373.026 General powers and duties of the department.—The department, or its successor agency, shall be responsible for the administration of this chapter at the state level. However, it is the policy of the state that, to the greatest extent

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possible, the department may enter into interagency or interlocal agreements with any other state agency, any water management district, or any local government conducting programs related to or materially affecting the water resources of the state. All such agreements shall be subject to the provisions of s. 373.046. In addition to its other powers and duties, the department shall, to the greatest extent possible:

(8)

(b) To ensure to the greatest extent possible that project components will go forward as planned, the department shall collaborate with the South Florida Water Management District in implementing the comprehensive plan as defined in s. 373.470(2)(b), the Lake Okeechobee Watershed Protection Plan as defined in s. 373.4595(2), and the River Watershed Protection Plans as defined in s. 373.4595(2). Before any project component is submitted to Congress for authorization or receives an appropriation of state funds, the department must approve, or approve with amendments, each project component within 60 days following formal submittal of the project component to the department. Prior to the release of state funds for the implementation of the comprehensive plan, department approval shall be based upon a determination of the South Florida Water Management District's compliance with s. 373.1501(5) and (7). Additionally, each budget amendment requesting the release of state funds for the implementation of a project component or a water control plan or regulation schedule required for the operation of the project shall be contingent on the submission of the certification required in s. 373.1501(7). Nothing in this paragraph shall constitute a final agency action challengeable

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under chapter 120. Once a project component is approved, the South Florida Water Management District shall provide to the President of the Senate and the Speaker of the House of Representatives a schedule for implementing the project component, the estimated total cost of the project component, any existing federal or nonfederal credits, the estimated remaining federal and nonfederal share of costs, and an estimate of the amount of state funds that will be needed to implement the project component. All requests for an appropriation of state funds needed to implement the project component shall be submitted to the department, and such requests shall be included in the department's annual request to the Governor. Prior to the release of state funds for the implementation of the Lake Okeechobee Watershed Protection Plan or the River Watershed Protection Plans, on an annual basis, the South Florida Water Management District shall prepare an annual work plan as part of the consolidated annual report required in s. 373.036(7). Upon a determination by the secretary of the annual work plan's consistency with the goals and objectives of ss. 373.1501(7) and 373.4595 s. 373.4595, the secretary may approve the release of state funds. Any modifications to the annual work plan shall be submitted to the secretary for review and approval. Notwithstanding the requirements of this paragraph, the release of state funds for the Everglades Agricultural Area reservoir project, the Lake Okeechobee Watershed project, the C-43 West Basin Reservoir Storage project, and the Indian River Lagoon-South project is authorized. Section 2. Effective upon becoming a law, paragraph (a) of

subsection (7) of section 373.036, Florida Statutes, is amended

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to read:

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373.036 Florida water plan; district water management plans.—

- (7) CONSOLIDATED WATER MANAGEMENT DISTRICT ANNUAL REPORT.-
- (a) By March 1, annually, each water management district shall prepare and submit to the Office of Economic and Demographic Research, the department, the Governor, the President of the Senate, and the Speaker of the House of Representatives a consolidated water management district annual report on the management of water resources. In addition, copies must be provided by the water management districts to the chairs of all legislative committees having substantive or fiscal jurisdiction over the districts and the governing board of each county in the district having jurisdiction or deriving any funds for operations of the district. Copies of the consolidated annual report must be made available to the public, either in printed or electronic format. Any modifications to the annual work plan shall be submitted to the secretary for review and approval. Such approval does not constitute a final agency action challengeable under chapter 120.

Section 3. Effective upon this act becoming a law, subsection (7) of section 373.1501, Florida Statutes, is amended, subsections (10) and (11) are added to that section, and subsection (4) of that section is reenacted, to read:

- 373.1501 South Florida Water Management District as local sponsor.—
- (4) The district is authorized to act as local sponsor of the project for those project features within the district as provided in this subsection and subject to the oversight of the

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department as further provided in s. 373.026. The district shall exercise the authority of the state to allocate quantities of water within its jurisdiction, including the water supply in relation to the project, and be responsible for allocating water and assigning priorities among the other water uses served by the project pursuant to state law. The district may:

- (a) Act as local sponsor for all project features previously authorized by Congress.
- (b) Continue data gathering, analysis, research, and design of project components, participate in preconstruction engineering and design documents for project components, and further refine the Comprehensive Plan of the restudy as a guide and framework for identifying other project components.
- (c) Construct pilot projects that will assist in determining the feasibility of technology included in the Comprehensive Plan of the restudy.
  - (d) Act as local sponsor for project components.
- (7) When developing or implementing water control plans or regulation schedules required for the operation of the project, the district shall provide recommendations to the United States Army Corps of Engineers which are consistent with all district programs and plans. The district shall certify to the President of the Senate and the Speaker of the House of Representatives, with a copy to the department, in the annual report pursuant to s. 373.036(7), that its recommendations made pursuant to this subsection during the previous 12 months are consistent with all district programs and plans. Nothing in this subsection shall constitute a final agency action challengeable under chapter 120.

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Regulation Schedule and any operating manual must balance the different interests across the system, including, but not limited to, safeguarding the water supply to society and the environment, reducing high-volume discharges to coastal estuaries, and providing for flood control.

(11) Water shortages within the Lake Okeechobee Region must be managed in accordance with Chapters 40E-21 and 40E-22, Florida Administrative Code, as such region is set forth therein. Any change to such rules may not take effect until ratified by the Legislature and presented to the Governor, or if the Legislature fails to act and present to the Governor during the next regular legislative session, such rules shall take effect after the next regular legislative session and shall otherwise comply with s. 120.541.

Section 4. Effective upon this act becoming a law, section 373.4141, Florida Statutes, is amended to read:

373.4141 Permits; processing.-

- (1) GENERAL PROCESSING; TIME LIMITATIONS.—
- (a) Within 30 days after receipt of an application for a permit under this part, the department or the water management district shall review the application and shall request submittal of all additional information the department or the water management district is permitted by law to require. If the applicant believes any request for additional information is not authorized by law or rule, the applicant may request a hearing pursuant to s. 120.57. Within 30 days after receipt of such additional information, the department or water management district shall review it and may request only that information

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needed to clarify such additional information or to answer new questions raised by or directly related to such additional information. If the applicant believes the request of the department or water management district for such additional information is not authorized by law or rule, the department or water management district, at the applicant's request, <u>must shall</u> proceed to process the permit application.

- (b) (2) A permit <u>must shall</u> be approved, denied, or subject to a notice of proposed agency action within 60 days after receipt of the original application, the last item of timely requested additional material, or the applicant's written request to begin processing the permit application.
- $\underline{\text{(c)}}$  Processing of applications for permits for affordable housing projects  $\underline{\text{must}}$  shall be expedited to a greater degree than other projects.
- (d) (4) A state agency or an agency of the state may not require as a condition of approval for a permit or as an item to complete a pending permit application that an applicant obtain a permit or approval from any other local, state, or federal agency without explicit statutory authority to require such permit or approval.
  - (2) AGREEMENTS TO PROCESS PERMITS.—
- (a) The department may enter into an agreement or a contract with a public entity, which includes a utility regulated under chapter 366, to expedite the evaluation of environmental resource permits or section 404 permits related to a project or an activity that serves a public purpose. Any agreement or contract entered into pursuant to this subsection must be effective for at least 3 years.

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- (b) The department must ensure that any agreement or contract entered into by the department does not affect impartial decisionmaking, either substantively or procedurally. The department must use the same procedures for decisions that would otherwise be required for the evaluation of permits for similar projects or activities not carried out under an agreement or contract authorized under this subsection.
- (c) The department must make all active agreements or contracts entered into under this subsection available on its website.
- (d) The department may receive funds pursuant to an agreement or contract entered into under this subsection. Any funds received pursuant to this subsection must be deposited into the Grants and Donations Trust Fund and used in accordance with the agreement or contract.
- Section 5. Effective January 1, 2023, section 570.71, Florida Statutes, is amended to read:
- $570.71 \ \underline{\text{Land acquisition;}}$  conservation easements and agreements.—
- (1) The department, on behalf of the Board of Trustees of the Internal Improvement Trust Fund, may allocate moneys to acquire <u>land or related interests in land</u>, such as perpetual, less-than-fee <u>acquisitions interest in land</u>, to enter into agricultural protection agreements, and to enter into resource conservation agreements for <u>any of</u> the following public purposes:
  - (a) Promotion and improvement of wildlife habitat. +
- (b) Protection and enhancement of water bodies, aquifer recharge areas, wetlands, and watersheds.;

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- (c) Perpetuation of open space on lands with significant natural areas.  $\div$  or
- (d) Protection of agricultural lands threatened by conversion to other uses.
- (e) Preservation and protection of natural and working landscapes.
- (f) Preservation, protection, and enhancement of wildlife corridors and linkages.
- (2) To achieve the purposes of this section, the department may accept applications for project proposals that:
- (a) Purchase <u>land or interests in land, such as</u> conservation easements, as defined in s. 704.06.
- (b) Purchase rural-lands-protection easements pursuant to this section.
- (c) Fund resource conservation agreements pursuant to this section.
- (d) Fund agricultural protection agreements pursuant to this section.
- (3) Rural-lands-protection easements <u>are shall be</u> a perpetual right or interest in agricultural land which is appropriate to retain such land in predominantly its current state and to prevent the subdivision and conversion of such land into other uses. This right or interest in property shall prohibit only the following:
- (a) Construction or placing of buildings, roads, billboards or other advertising, utilities, or structures, except those structures and unpaved roads necessary for the agricultural operations on the land or structures necessary for other activities allowed under the easement, and except for linear

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facilities described in s. 704.06(11).

- (b) Subdivision of the property. +
- (c) Dumping or placing of trash, waste, or offensive materials.  $\div$  and
- (d) Activities that <u>detrimentally</u> affect the natural hydrology of the land or that detrimentally affect water conservation, erosion control, soil conservation, or fish or wildlife habitat, except those required for environmental restoration; federal, state, or local government regulatory programs; or best management practices.
- (4) Resource conservation agreements will be contracts for services which provide annual payments to landowners for services that actively improve habitat and water restoration or conservation on their lands over and above that which is already required by law or which provide recreational opportunities. They will be for a term of not less than 5 years and not more than 10 years. Property owners will become eligible to enter into a resource conservation agreement only upon entering into a conservation easement or rural lands protection easement.
- (5) Agricultural protection agreements shall be for terms of 30 years and will provide payments to landowners having significant natural areas on their land. Public access and public recreational opportunities may be negotiated at the request of the landowner.
- (a) For the length of the agreement, the landowner shall agree to prohibit:
- 1. Construction or placing of buildings, roads, billboards or other advertising, utilities, or structures, except those structures and unpaved roads necessary for the agricultural

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operations on the land or structures necessary for other activities allowed under the easement, and except for linear facilities described in s. 704.06(11);

- 2. Subdivision of the property;
- 3. Dumping or placing of trash, waste, or offensive materials; and
- 4. Activities that affect the natural hydrology of the land, or that detrimentally affect water conservation, erosion control, soil conservation, or fish or wildlife habitat.
- (b) As part of the agricultural protection agreement, the parties shall agree that the state shall have a right to buy a conservation easement or rural land protection easement at the end of the 30-year term. If the landowner tenders the easement for the purchase and the state does not timely exercise its right to buy the easement, the landowner shall be released from the agricultural agreement. The purchase price of the easement shall be established in the agreement and shall be based on the value of the easement at the time the agreement is entered into, plus a reasonable escalator multiplied by the number of full calendar years following the date of the commencement of the agreement. The landowner may transfer or sell the property before the expiration of the 30-year term, but only if the property is sold subject to the agreement and the buyer becomes the successor in interest to the agricultural protection agreement. Upon mutual consent of the parties, a landowner may enter into a perpetual easement at any time during the term of an agricultural protection agreement.
- (6) Payment for conservation easements and rural land protection easements shall be a lump-sum payment at the time the

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easement is entered into.

- (7) Landowners entering into an agricultural protection agreement may receive up to 50 percent of the purchase price at the time the agreement is entered into, and remaining payments on the balance shall be equal annual payments over the term of the agreement.
- (8) Payments for the resource conservation agreements shall be equal annual payments over the term of the agreement.
  - (9) Easements purchased pursuant to this act may not:
- (a) Prevent landowners from transferring the remaining fee value with the easement; or
- (b) At the request of the landowner, restrict a landowner's ability to use, or authorize the use of by third parties, specific parcels of land within a conservation easement for conservation banking or recipient sites for imperiled species as defined in s. 259.105(2)(a)11. or wetlands mitigation banking pursuant to chapter 373, provided the specific parcels of land include wetland or upland areas that may be enhanced, restored, or created under the conditions of a wetlands mitigation bank permit.
- (10) The department, in consultation with the Department of Environmental Protection, the water management districts, the Department of Economic Opportunity, and the Florida Fish and Wildlife Conservation Commission, shall adopt rules that establish an application process, a process and criteria for setting priorities for use of funds consistent with the purposes specified in subsection (1) and giving preference to ranch and timber lands managed using sustainable practices, an appraisal process, and a process for title review and compliance and

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approval of the rules by the Board of Trustees of the Internal Improvement Trust Fund.

- (11) If a landowner objects to having his or her property included in any lists or maps developed to implement this act, the department <u>must shall</u> remove the property from any such lists or maps upon receipt of the landowner's written request to do so.
- (12) The department may use appropriated funds from the following sources to implement this section:
  - (a) State funds;
  - (b) Federal funds;
  - (c) Other governmental entities;
  - (d) Nongovernmental organizations; or
  - (e) Private individuals.

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Any such funds provided, other than from the Land Acquisition Trust Fund, shall be deposited into the Incidental Trust Fund within the Department of Agriculture and Consumer Services and used for the purposes of this section, including administrative and operating expenses related to appraisals, mapping, title process, personnel, and other real estate expenses.

- (13) No more than 10 percent of any funds made available to implement this act  $\underline{\text{may}}$  shall be expended for resource conservation agreements and agricultural protection agreements.
- Section 6. Effective January 1, 2023, section 570.715, Florida Statutes, is amended to read:
  - 570.715 Land Conservation easement acquisition procedures.-
- (1) For <u>land acquisitions</u>, <u>including</u> less than fee simple acquisitions, pursuant to s. 570.71, the Department of

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Agriculture and Consumer Services shall comply with the following acquisition procedures:

- (a) Before conveyance of title by the department, evidence of marketable title in the form of a commitment for title insurance or an abstract of title with a title opinion <u>must shall</u> be obtained.
- (b) Before approval by the board of trustees of an agreement to purchase  $\frac{1}{2}$  than fee simple title to land pursuant to s. 570.71, an appraisal of the parcel  $\frac{1}{2}$  shall be required as follows:
- 1. Each parcel to be acquired <u>must</u> shall have at least one appraisal. Two appraisals are required when the estimated value of the parcel exceeds \$1 million. However, when both appraisals exceed \$1 million and differ significantly, a third appraisal may be obtained.
- 2. Appraisal fees and associated costs <u>must</u> shall be paid by the department. All appraisals used for the acquisition of less than fee simple interest in lands pursuant to this section <u>must</u> shall be prepared by a state-certified appraiser who meets the standards and criteria established by rule of the board of trustees. Each appraiser selected to appraise a particular parcel shall, before contracting with the department or a participant in a multiparty agreement, submit to the department or participant an affidavit substantiating that he or she has no vested or fiduciary interest in such parcel.
- (c) A certified survey must be made that meets the minimum requirements for upland parcels established in the Standards of Practice for Land Surveying in Florida published by the department and that accurately portrays, to the greatest extent

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practicable, the condition of the parcel as it currently exists. The requirement for a certified survey may, in whole or in part, be waived by the board of trustees any time before the land acquisition of the less than fee simple interest. If an existing boundary map and description of a parcel are determined by the department to be sufficient for appraisal purposes, the department may temporarily waive the requirement for a survey until any time before conveyance of title to the parcel.

- (d) On behalf of the board of trustees and before the appraisal of parcels approved for purchase under ss. 259.105(3)(i) and 570.71, the department may enter into option contracts to buy less than fee simple interest in such parcels. Any such option contract must shall state that the final purchase price is subject to approval by the board of trustees and that the final purchase price may not exceed the maximum offer authorized by law. Any such option contract presented to the board of trustees for final purchase price approval must shall explicitly state that payment of the final purchase price is subject to an appropriation by the Legislature. The consideration for any such option contract may not exceed \$1,000 or 0.01 percent of the estimate by the department of the value of the parcel, whichever amount is greater.
- (e) A final offer <u>must</u> shall be in the form of an option contract or agreement for purchase of the <u>land</u> less than fee simple interest and <u>must</u> shall be signed and attested to by the owner and the department. Before the department signs the agreement for purchase of the <u>land</u> less than fee simple interest or exercises the option contract, the requirements of s. 286.23 <u>must</u> shall be complied with.

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- (f) The procedures provided in s. 253.025(9)(a)-(d) and (10) must shall be followed.
- (2) If the public's interest is reasonably protected, the board of trustees may:
  - (a) Waive any requirement of this section.
- (b) Waive any rules adopted pursuant to s. 570.71, notwithstanding chapter 120.
- (c) Substitute any other reasonably prudent procedures, including federally mandated acquisition procedures, for the procedures in this section, if federal funds are available and will be used for the purchase of <u>land a less than fee simple interest in lands</u>, title to which will vest in the board of trustees, and qualification for such federal funds requires compliance with federally mandated acquisition procedures.
- (3) The <del>less than fee simple</del> land acquisition procedures provided in this section are for voluntary, negotiated acquisitions.
- (4) For purposes of this section, the term "negotiations" does not include preliminary contacts with the property owner to determine availability or eligibility of the property, existing appraisal data, existing abstracts, and surveys.
- (5) Appraisal reports are confidential and exempt from s. 119.07(1), for use by the department and the board of trustees, until an option contract is executed or, if an option contract is not executed, until 2 weeks before a contract or agreement for purchase is considered for approval by the board of trustees. However, the department has the authority, at its discretion, to disclose appraisal reports to private landowners during negotiations for acquisitions using alternatives to fee

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simple techniques, if the department determines that disclosure of such reports will bring the proposed acquisition to closure. The department may also disclose appraisal information to public agencies or nonprofit organizations that agree to maintain the confidentiality of the reports or information when joint acquisition of property is contemplated, or when a public agency or nonprofit organization enters into a written multiparty agreement with the department. For purposes of this subsection, the term "nonprofit organization" means an organization whose purposes include the preservation of natural resources, and which is exempt from federal income tax under s. 501(c)(3) of the Internal Revenue Code. The department may release an appraisal report when the passage of time has rendered the conclusions of value in the report invalid or when the department has terminated negotiations.

Section 7. Type two transfer from the Agency for Persons with Disabilities.—

- (1) All powers, duties, functions, records, offices, personnel, associated administrative support positions, property, pending issues, existing contracts, administrative authority, administrative rules, and unexpended balances of appropriations, allocations, and other funds relating to the William J. "Billy Joe" Rish Recreational Park within the Agency for Persons with Disabilities are transferred by a type two transfer, as defined in s. 20.06(2), Florida Statutes, to the Department of Environmental Protection.
- (2) Any binding contract or interagency agreement existing before July 1, 2022, between the Agency for Persons with Disabilities, or an entity or agency of the department, and any

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other agency, entity, or person relating to the William J.

"Billy Joe" Rish Recreational Park shall continue as a binding contract or agreement for the remainder of the term of the contract or agreement on the successor entity responsible for the program, activity, or functions relative to the contract or agreement.

Section 8. Notwithstanding the reversion and expiration of paragraph (a) of subsection (1) of section 570.93, Florida Statutes, by section 44 of chapter 2021-37, Laws of Florida, that paragraph is not amended as provided by that act, but is reenacted to read:

570.93 Department of Agriculture and Consumer Services; agricultural water conservation and agricultural water supply planning.—

- (1) The department shall establish an agricultural water conservation program that includes the following:
- (a) A cost-share program, coordinated with the United States Department of Agriculture and other federal, state, regional, and local agencies when appropriate, for irrigation system retrofit and application of mobile irrigation laboratory evaluations, and for water conservation and water quality improvement pursuant to s. 403.067(7)(c).

Section 9. Except as otherwise expressly provided in this act and except for this section, which shall take effect upon this act becoming a law, this act shall take effect July 1, 2022.