

By Senator Rodriguez

40-00792A-25

20251142__

1 A bill to be entitled
2 An act relating to the release of conservation
3 easements; amending s. 704.06, F.S.; requiring certain
4 water management districts, upon application by the
5 fee simple owner of a parcel subject to a conservation
6 easement, to release the conservation easement if
7 specified conditions are met; providing for the
8 valuation of the property upon such release;
9 specifying that land released from the conservation
10 easement may be used for development consistent with
11 certain zoning; providing an effective date.

12
13 Be It Enacted by the Legislature of the State of Florida:

14
15 Section 1. Subsection (14) is added to section 704.06,
16 Florida Statutes, to read:

17 704.06 Conservation easements; creation; acquisition;
18 enforcement.—

19 (14) (a) Upon application by the fee simple owner of a
20 parcel of land subject to a conservation easement to a water
21 management district, a water management district must release
22 the conservation easement if the following conditions are met:

23 1. The land subject to the easement is less than 15 acres
24 and is bordered on three or more sides by impervious surfaces;

25 2. Any undeveloped adjacent parcels of land are less than
26 15 acres and similarly bordered on three or more sides by
27 impervious surfaces;

28 3. The land contains no historical, architectural,
29 archeological, or cultural significance; and

40-00792A-25

20251142__

30 4. The applicant has secured sufficient mitigation credits
31 using the uniform mitigation assessment method from a mitigation
32 bank located in this state to offset the loss of wetlands
33 located on the land subject to the conservation easement.

34 (b) Upon the water management district's release of the
35 conservation easement, the ad valorem taxes on the property must
36 be based on the just value of the property, and the property may
37 be used for development that is consistent with the zoning
38 designation of the adjacent lands.

39 Section 2. This act shall take effect July 1, 2025.