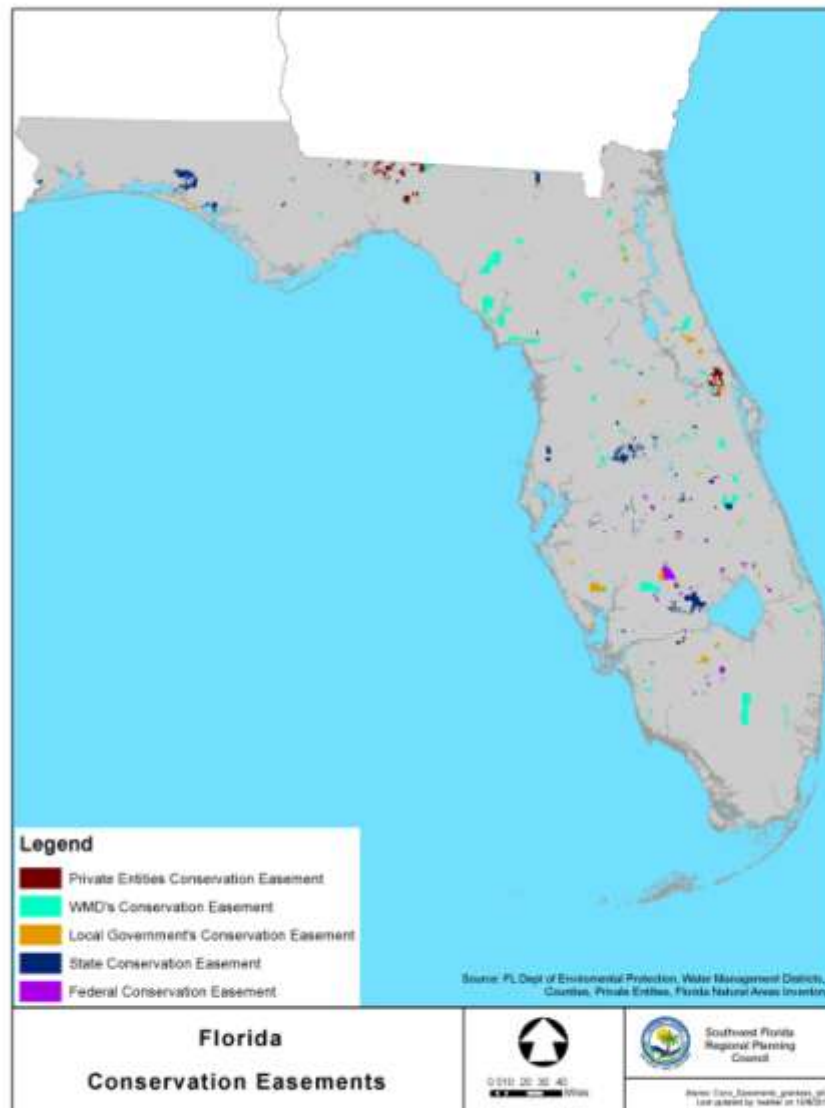


# A Unified Conservation Easement Mapping and Database for the State of Florida



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The Charlotte Harbor National Estuary Program is a partnership of citizens, elected officials, resource managers and commercial and recreational resource users working to improve the water quality and ecological integrity of the greater Charlotte Harbor watershed. A cooperative decision-making process is used within the program to address diverse resource management concerns in the 4,400 square mile study area. Many of these partners also financially support the Program, which, in turn, affords the Program opportunities to fund projects such as this. The entities that have financially supported the program include the following:

U.S. Environmental Protection Agency  
Southwest Florida Water Management District  
South Florida Water Management District  
Florida Department of Environmental Protection  
Peace River/Manasota Regional Water Supply Authority  
Polk, Sarasota, Manatee, Lee, Charlotte, DeSoto, and Hardee Counties  
Cities of Sanibel, Cape Coral, Fort Myers, Punta Gorda, North Port, Venice,  
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## **Partnerships**

The conservation easement map was developed in coordination with Wildlands Conservation, Inc., a central Florida private land trust, and the USACOE, USEPA, NRCS, USDA, the four Florida NEPs, FDEP, FFWCC, Northwest Florida WMD (NFWFMD), South Florida WMD (SFWMD), Southwest Florida WMD (SWFWMD), St. Johns River WMD (SJWMD), Suwannee River WMD (SRWMD), the 67 Florida Counties (20 of which have their own land acquisition programs) and the 21 Florida Land Trusts

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## Table of Contents

Acknowledgements .....	vi
Partnerships .....	vi
Executive Summary .....	10
Geographic Location.....	10
Introduction and Background .....	10
Materials and Methods.....	13
The Conservation Easements .....	14
The Statewide Conservation Easements .....	14
The Federal Conservation Easements .....	18
The State Agency Conservation Easements .....	20
The Water Management District Conservation Easements .....	22
The Local Government Conservation Easements .....	24
Counties with Land Acquisition Program Conservation Easements .....	26
Alachua County .....	26
Bay County .....	27
Brevard County.....	28
Broward County.....	29
Charlotte County .....	30
Citrus County .....	31
Clay County .....	32
Collier County.....	33
Columbia County .....	34
Duval County/ City of Jacksonville.....	35
Escambia County .....	36
Hendry County.....	37
Highlands County .....	38
Hillsborough County.....	39
Indian River County.....	40
Jefferson County .....	41
Lake County.....	42
Lee County.....	43
Leon County.....	44
Manatee County .....	45
Nassau County .....	46

Orange County .....	47
Osceola County .....	48
Pasco County .....	49
Sarasota County .....	50
St. Johns County .....	51
St. Lucie County .....	52
Volusia County .....	53
Private Entities: Land Trusts, Conservation Organizations and Homeowners Association	54
The Interconnection of Conservation Easements with Other Conservation Lands .....	57
How to Obtain a Copy of A Unified Conservation Easement Mapping and Database for the State of Florida .....	64
References .....	65

## Table of Figures

Figure 1: Distribution of conservation easement parcels in the State of Florida.....	14
Figure 2: Top Ten Largest Conservation Easements in the State of Florida .....	15
Figure 3: Proportions of the Combined Conservation Easements .....	15
Figure 4: Combined Conservation Easement Layers with reporting Counties and NGOs.....	16
Figure 5: Federal Conservation Easement Layers .....	18
Figure 6: Distribution of Federal Conservation Easements by Agency .....	19
Figure 7: State of Florida Agency Conservation Easement Layers .....	20
Figure 8: Distribution of State Agency Conservation Easements by Agency .....	21
Figure 9: Water Management District Conservation Easement Layers.....	22
Figure 10: Distribution of Water Management District Conservation Easements by District .....	23
Figure 11: Local Government Conservation Easement Layers .....	24
Figure 12: Distribution of Local Government Conservation Easements by Government.....	25
Figure 13: Alachua County Conservation Easement Layers .....	26
Figure 14: Bay County Conservation Easement Layers .....	27
Figure 15: Brevard County Conservation Easement Layers.....	28
Figure 16: Broward County Conservation Easement Layers .....	29
Figure 17: Charlotte County Conservation Easement Layers.....	30
Figure 18: Citrus County Conservation Easement Layers.....	31
Figure 19: Clay County Conservation Easement Layers .....	32
Figure 20: Collier County Conservation Easement Layers .....	33
Figure 21: Columbia County Conservation Easement Layers.....	34
Figure 22: Duval County/ City of Jacksonville Conservation Easement Layers.....	35
Figure 23: Escambia County Conservation Easement Layers .....	36
Figure 24: Hendry County Conservation Easement Layers .....	37
Figure 25: Highlands County Conservation Easement Layers .....	38
Figure 26: Hillsborough County Conservation Easement Layers .....	39
Figure 27: Indian River County Conservation Easement Layers .....	40
Figure 28: Jefferson County Conservation Easement Layers .....	41



Figure 29: Lake County Conservation Easement Layers .....	42
Figure 30: Lee County Conservation Easement Layers .....	43
Figure 31: Leon County Conservation Easement Layers .....	44
Figure 32: Manatee County Conservation Easement Layers.....	45
Figure 33: Nassau County Conservation Easement Layers .....	46
Figure 34: Orange County Conservation Easement Layers.....	47
Figure 35: Osceola County Conservation Easement Layers.....	48
Figure 36: Pasco County Conservation Easement Layers .....	49
Figure 37: Sarasota County Conservation Easement Layers .....	50
Figure 38: St. Johns County Conservation Easement Layers .....	51
Figure 39: St. Lucie County Conservation Easement Layers .....	52
Figure 40: Volusia County Conservation Easement Layers .....	53
Figure 41: Private Entity Conservation Easement Layers .....	54
Figure 42: Distribution of Land Trust Conservation Easements by Organization .....	55
Figure 43: Distribution of Private Conservation Easements by Agency .....	56
Figure 44: Combined Conservation Easement Layers (gold) and Fee Simple Conservation Lands (green) on September 30, 2015 .....	57
Figure 45: Acres of Conservation Easements Layers by major FLUCCS on September 30, 2015 .....	58
Figure 46: Relative Proportion of Conservation Easements Layers by major FLUCCS on September 30, 2015 .....	59
Figure 47: Top 20 largest land use types in conservation easements on September 30, 2015 .....	60
Figure 48: The upland habitat land use types in conservation easements on September 30, 2015 .....	61
Figure 49: The wetland habitat land use types in conservation easements on September 30, 2015 .....	62
Figure 50: The top 11 wetland habitat land use types in conservation easements on September 30, 2015.....	63
Figure 51: Statistics of the Conservation Easements by Grantee/ Easement Holder. ....	70

## Executive Summary

The primary focus of this project is was to develop *A Unified Conservation Easement Mapping and Database for the State of Florida*. It is a GIS-based database for restoration/protection sites with recorded permanent conservation easements. Conservation easements are an important component of the State's wetland regulatory and wetland conservation planning efforts and an important land protection tool on which Florida has placed a much greater emphasis. The final deliverables are the GIS database and accompanying map products, including metadata, usable by any person with access to the internet and ArcGIS. The GIS database can assist users (including government staff) in locating and identifying conservation easements through the different attributes of the properties so that searches can be performed for easements by type, location, type of habitat, grantors, identity of easement holders, year of designation, monitoring reporting if available, etc. Information on where to obtain the Map file is located in the section in this report titled: How to obtain a copy of A Unified Conservation Easement Mapping and Database for the State of Florida.

## Geographic Location:

The geographic location of this project includes the entire State of Florida

## Introduction and Background

Since the 1930's, government agencies have used easements for conservation purposes (Lipman 2003). In 1956, Massachusetts became the first state to adopt conservation easement legislation, and California followed, several years later (Tapick 2002). Today, at least 48 states and the District of Columbia have enacted enabling statutes, reflecting the appeal and appreciation for the conservation easement as a land conservation device (Tapick 2002). Statutory enabling legislation typically reflects the consensus reached by the citizens of those states about the importance of protecting particular lands and the desirability of using conservation easements to do so (Eitel 2004). In 1989, 290,000 acres across the United States were protected by conservation easements (Stockford 1990). As of December 31, 2000, local and regional land trust throughout the United States held approximately 2.6 million acres in conservation easements, roughly a 476% increase over the 450,000 acres protected by conservation easements as of 1990 (McLaughlin 2002). As of March 2002, the Nature Conservancy, a private nonprofit organization, alone held more than 1.4 million acres in conservation easements in the United States (Sigurani 2003). The laws enacted during the past 57 years to "facilitate and encourage the use of conservation easements are among the most powerful and effective of environmental protection laws. (Sigurani 2003). Many commentators and authors believe that conservation easements are now the most important tool for protecting privately held land in the United States (Lipman 2003).

Conservation easements have increasingly become a preferred tool used in wetland regulatory permitting, wetland conservation, and wetland mitigation banking in the state of Florida. The first use of perpetual wetland conservation easement in Florida in the early 1970's occurred when the concept of wetland mitigation was incorporated into the policies of the State and Federal permitting process. Today conservation easements are an established presence in the wetland

landscapes of Florida with easements being granted to and enforced by federal, state, and local government agencies, land trusts and private conservation organizations, homeowners associations, and corporate entities. The location and identify of these easements have been mapped and tracked separately by some of these easement holders and kept as separate record systems in different locations.

Conservation easements have found their way into federal and state tax codes.(Stockford 1990). Maryland enacted the first statute providing for farmland property tax reduction in 1957 (Stockford 1990). In 1964, the Internal Revenue Service ruled that a contribution of a restrictive easement to scenic forestland qualified as a deductible charitable donation (Lipman 2003) Since then, Congress has expanded and codified tax benefits to encourage the conservation efforts of private landowners (Lipman 2003). In 1976, Congress created an income tax deduction for landowners who place conservation easements on their land (McLaughlin 2002). Prior to the mid 1980's, conservation easements were only used by environmentally conscious landowners; however, in the mid 1980's, the IRS produced federal income tax regulations on conservation easement donations, which created tax incentives for conservation easement use (McLaughlin 2002). In recent years, more and more states are offering income tax credits and property tax breaks for landowners who place conservation easements on their land, creating even greater tax incentives (McLaughlin 2002).

Today, at least 24 states have required that conservation easements be considered when determining the value of land for property taxes Eitel. Currently, there are about 1,260 nonprofit local land trust corporations devoted to conservation (Ottaway and Stephens 2003).

In 1994, the Florida Game and Fresh Water Fish Commission (now the Florida Fish and Wildlife Conservation Commission) published a landmark report entitled *Closing the Gaps in Florida's Wildlife Habitat Conservation System*. The study determined how much habitat would be necessary to ensure the long-term survival of a group of endangered and threatened species in Florida, and it also recognized that the state could never purchase and manage all of the lands identified in their report that would be necessary to protect all of Florida's native biota. However, because some wide-ranging species like the Florida Panther and the Florida Black Bear use rural agricultural lands in addition to intact natural habitat, the Commission proposed that many of these secondary habitat areas could be protected by conservation easements that would allow landowners to continue low-impact agricultural uses while simultaneously protecting habitat values for listed species and eliminating the need for the State of Florida to purchase the lands in fee-simple and subsequently having to manage the lands. The state could concentrate its fee-simple acquisitions on primary high-quality habitat.

Since publication of *Closing the Gaps*, the Florida Legislature began emphasizing the usefulness of conservation easements for protecting Florida's natural and cultural resources. Legislation establishing both *Preservation 2000* and *Florida Forever* included language encouraging the purchase of conservation easements in addition to fee-simple acquisition of conservation lands. Florida's Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund of Florida (BOT), oversee the acquisition and management of state-owned conservation lands, and have also endorsed the importance of conservation easements. The Acquisition and Restoration Council (ARC) and its predecessor, the Land Acquisition and Management Advisory Council, both created separate acquisition categories for conservation easements.

During regional wildlife habitat planning efforts the principle investigator with the assistance of team members assembled some of the first maps that combined CE with other conservation land and managed lands mapping to clearly demonstrate the linkages of CE in the larger biogeographic landscape context. This demonstrated how some easements perform vital functions in landscape connectivity, hydrologic restorations, and natural water quality treatments. However even these efforts were incomplete since they were unable to capture unmapped and poorly recorded easements and the databases were older than current time in part from delay of recording and the periodicity of updates.

Several large conservation easement projects approved by the Florida cabinet but which have not yet been acquired in 2015 are not included in this mapping. The areas identified in the Collier County Rural Land Stewardship Program are also not mapped since the legal instrument for such areas are variable and often allow non-conservation activities on the lands density has been transferred from.

Prior to this project there was no complete map and database for all the conservation easements in Florida. This project addressed and rectified this up to the date September 30, 2015.

## Materials and Methods

We identified and mapped all the conservation easements in the State of Florida. This includes all federal, state, regional, and local government; private land trusts and conservation organizations, corporation and individually held conservation easements. We collected existing GIS layers of conservation easements, and unmapped conservation easement information and mapped it into a single GIS project that would be useful for the regulatory agencies, land planning entities, and private organizations to find and understand the location, extent, and nature of the conservation easements existing in the State. This tool provides a more complete picture of the extent and connectivity of landscape scale wetland conservation in the State of Florida and is an asset in identifying critical gaps in wetland watersheds conservation planning that could potentially be addressed by public, public-private partnership, and private conservation efforts. The map will also asset to public and private planners, infrastructure agencies, development groups and regulators; preventing them from encountering unexpected conflicts with existing conservation lands that they may currently be unaware of.

We partnered with Wildlands Conservation, Inc., a central Florida private land trust, and with the FGCU GIS program and coordinated with the USACOE, USEPA, NRCS, USDA, the four Florida NEPs, FDEP, FFWCC, Northwest Florida WMD (NFWFMD), South Florida WMD (SFWMD), Southwest Florida WMD (SWFWMD), St. Johns River WMD (SJWMD), Suwannee River WMD (SRWMD), the 67 Florida Counties (20 of which have their own acquisition programs) and the 21 Florida Land Trusts

The deliverables are the map products including metadata and a GIS query tool that would assist a state employee to use the database to find and identify conservation easements through the different attributes of the properties such tight one could find the easements by type, location, types of habitat, identity of easement holders, year of designation, monitoring reporting, etc.

## The Conservation Easements

### The Statewide Conservation Easements

Statewide in Florida there are 1,102,057 acres of conservation easement lands as of September 30, 2015. This is distributed in 14,647 polygon parcels.

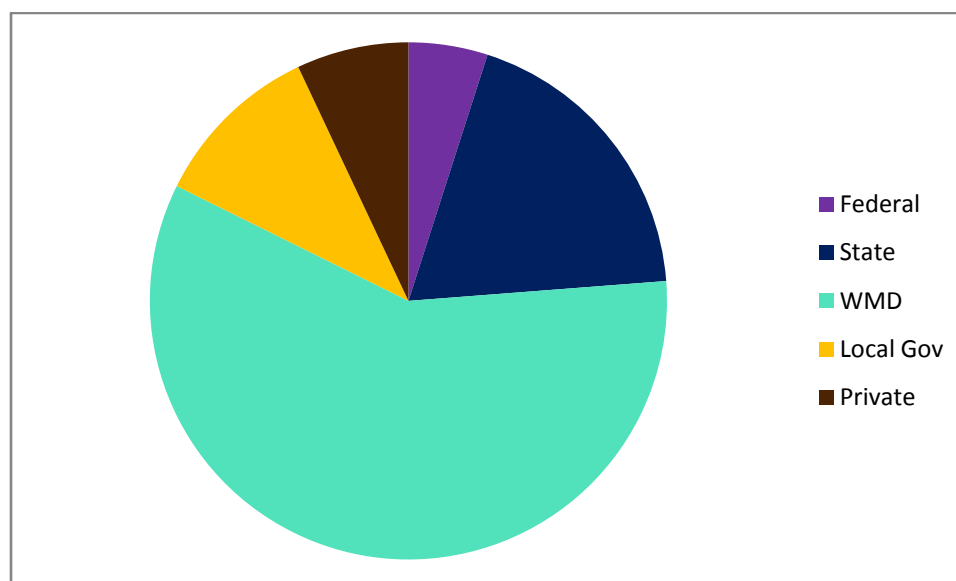
Group Category	Number of Polygon Parcels	Number of Acres	% of total
Federal	298	71,274.70	6.47%
State	3,711	271,101.05	24.60%
WMD	5,294	533,311.43	48.39%
Local Government	5,055	125,433.75	11.38%
Private Non-Government Land Trust	67	65,531.36	5.95%
Private Home Owners Associations	222	35,404.93	3.21%
Total	14,647	1,102,057.22	

**Figure 1: Distribution of conservation easement parcels in the State of Florida.**

The ten largest easements in the state are shown in the table below:

Top Ten Largest Conservation Easements in the State			
Conservation Easement Area Name	Total Acres	County	Conservation Easement Holder
Miccosukee Indian Water Conservation Area	46,199.20	Broward	SFWMD
Fisheating Creek/ Lykes Brothers Conservation Easement	41,525.91	Glades	FFWCC
Bright Hour Watershed	32,249.73	DeSoto	SWFWMD
Forest Systems Conservation Easement	32,137.07	Dixie	SRWMD
Green Swamp Land Authority Land Protection Agreements	29,273.63	Lake and Polk	FDEP,DSL
M.C. Davis	28,721.24	Lafayette	FDEP,DSL
NATC Gulf Hammock Conservation Easement	21,318.36	Levy	SRWMD
M. C. Davis - Seven Runs Creek Conservation Easement	21,240.60	Walton	FDEP,DSL
Nokuse Plantation Conservation Easements	18,894.65	Walton and Washington	FDEP,DSL
Relay Tract Conservation Easements	18,554.06	Flagler	SJRWMD

**Figure 2: Top Ten Largest Conservation Easements in the State of Florida**



**Figure 3: Proportions of the Combined Conservation Easements**

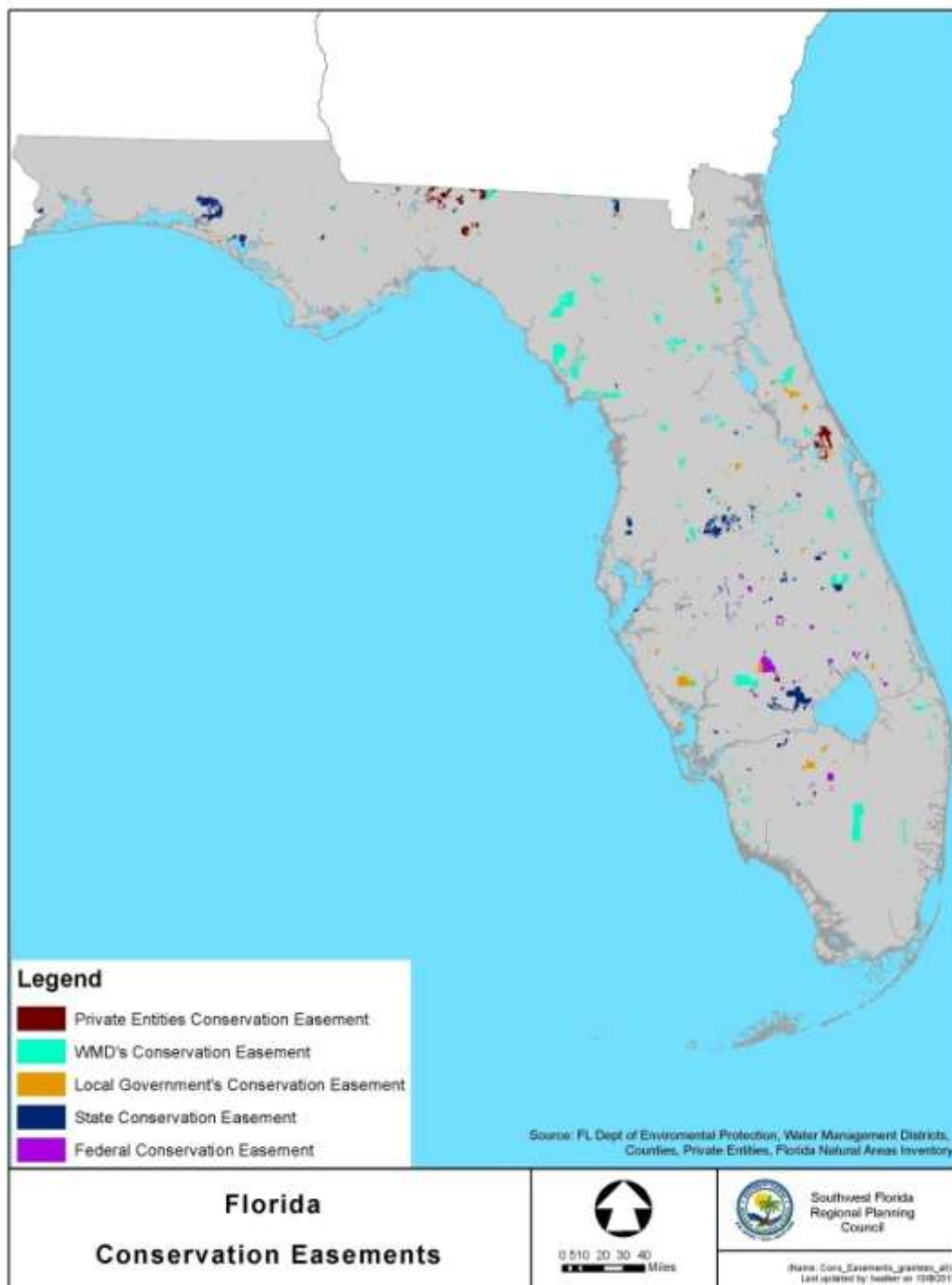


Figure 4: Combined Conservation Easement Layers with reporting Counties and NGOs



The statistics of the conservation easements by Grantee/ Easement Holder are shown in Figure 49 in the Appendix. When only a single easement is held there is no standard deviation or minimum.

## The Federal Conservation Easements

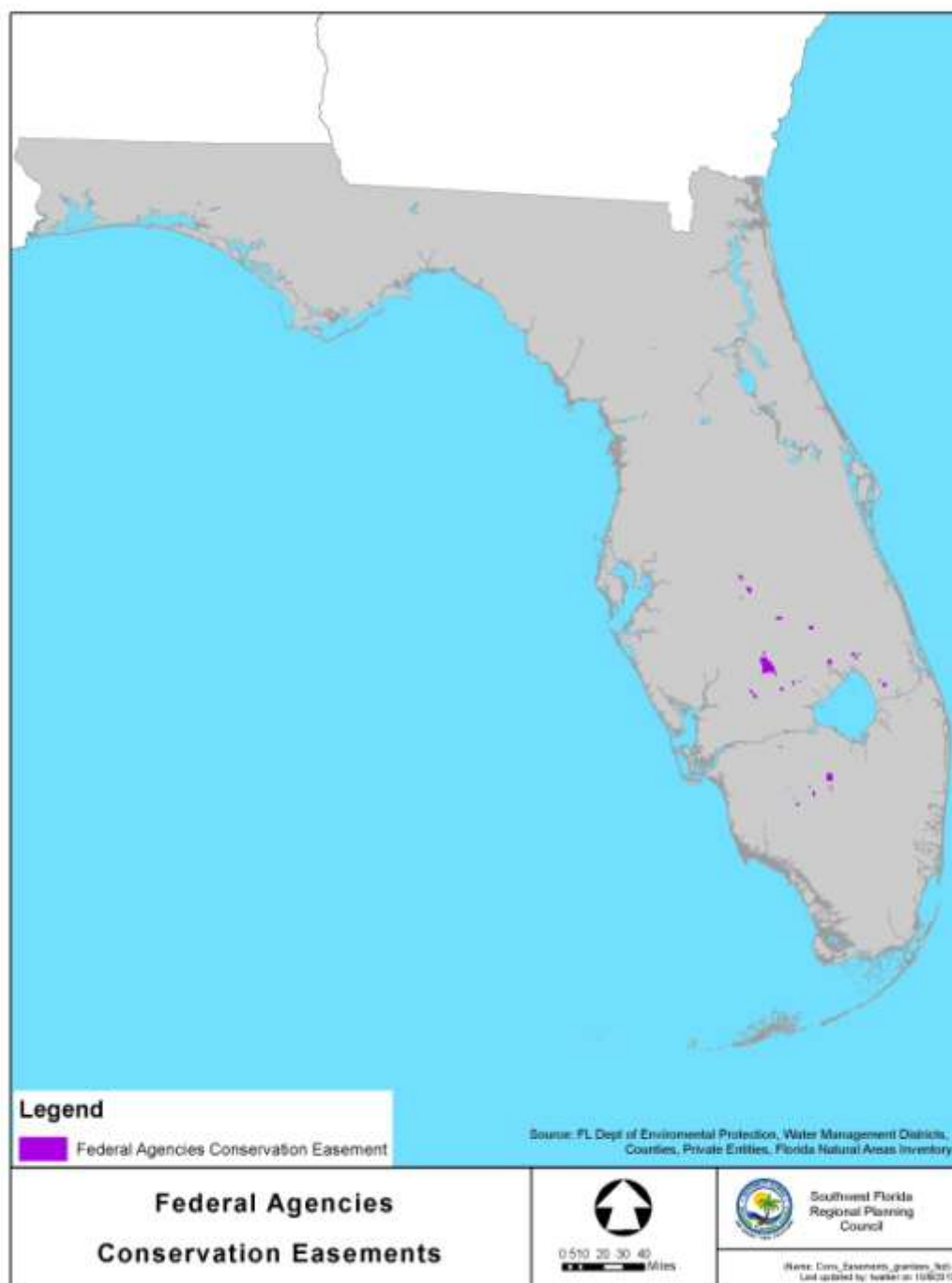


Figure 5: Federal Conservation Easement Layers

Statewide in Florida there are 71,274.7 acres of federal conservation easement lands as of September 30, 2015. This is distributed in 298 polygon parcels.

Distribution of Federal Conservation Easements by Agency		
Federal Agency	Number of Polygon Parcels	Acres
U.S. Army Corps of Engineers (ACOE)	242	73.54
Florida Panther Conservation Bank Endowment Fund Trust (USFWS)	2	2,395.84
U.S. Department of Agriculture (USDA) Forest Service	2	1,720.06
USDA Natural Resources Conservation Service (NRCS)	52	67,085.26
Totals	298	71,274.70

**Figure 6: Distribution of Federal Conservation Easements by Agency**

## The State Agency Conservation Easements

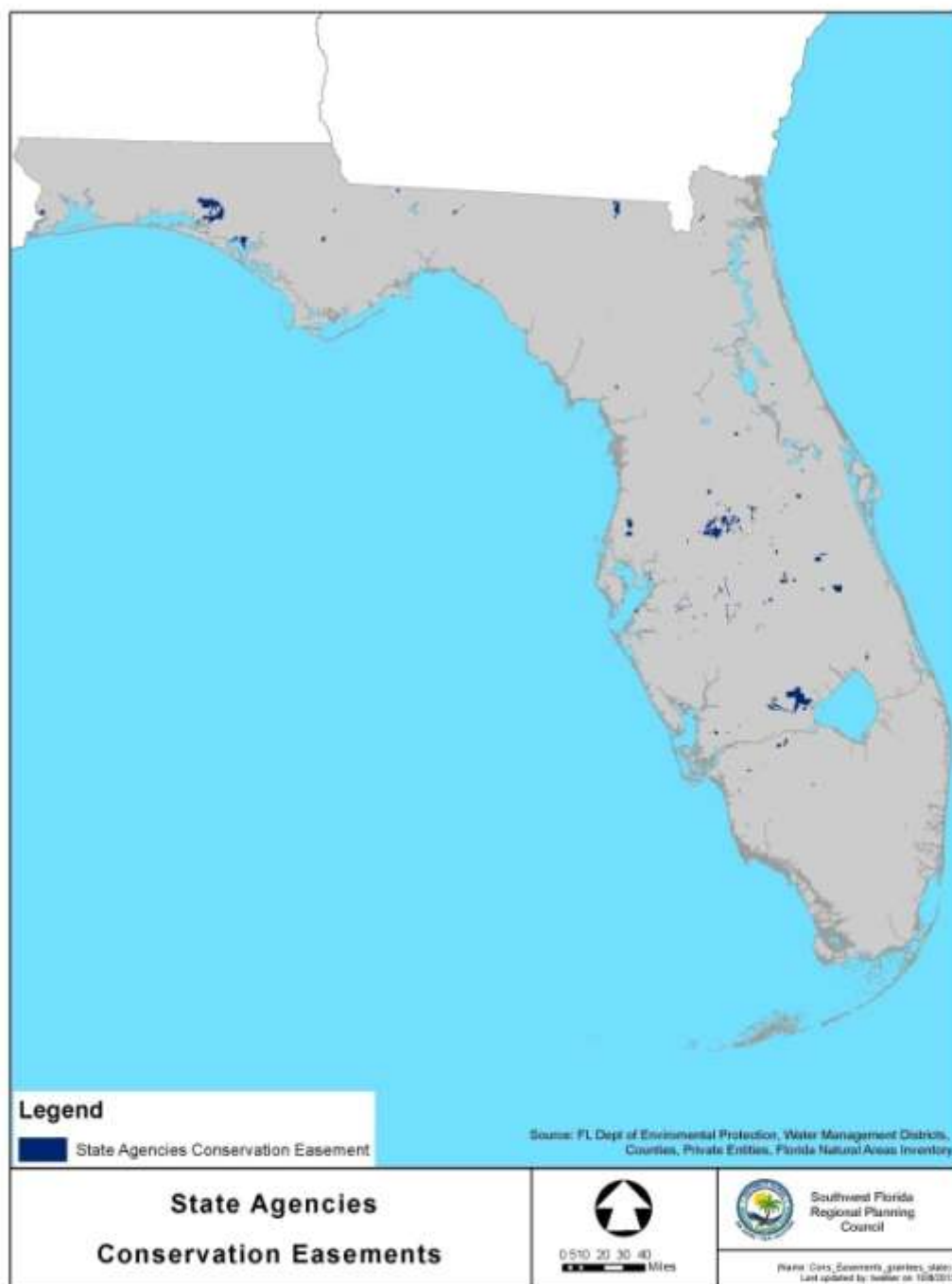


Figure 7: State of Florida Agency Conservation Easement Layers

Statewide in Florida there are 271,101.05 acres of state agency conservation easement lands as of September 30, 2015. This is distributed in 3,711 polygon parcels.

Distribution of State Conservation Easements by Agency		
Agency	Polygon Parcels	Acres
Division of Historic Resources Florida	1	0.20
Florida Department of Environmental Protection (DEP)	2,270	43,467.55
Florida Department of Transportation (FDOT) Suncoast Parkway Authority	10	8,773.19
Florida Fish and Wildlife Conservation Committee (FWC)	4	2,202.90
Trustees of the Internal Improvement Trust Fund (TIITF)	1,426	216,657.21
Total	3,711	271,101.05

**Figure 8: Distribution of State Agency Conservation Easements by Agency**

## The Water Management District Conservation Easements

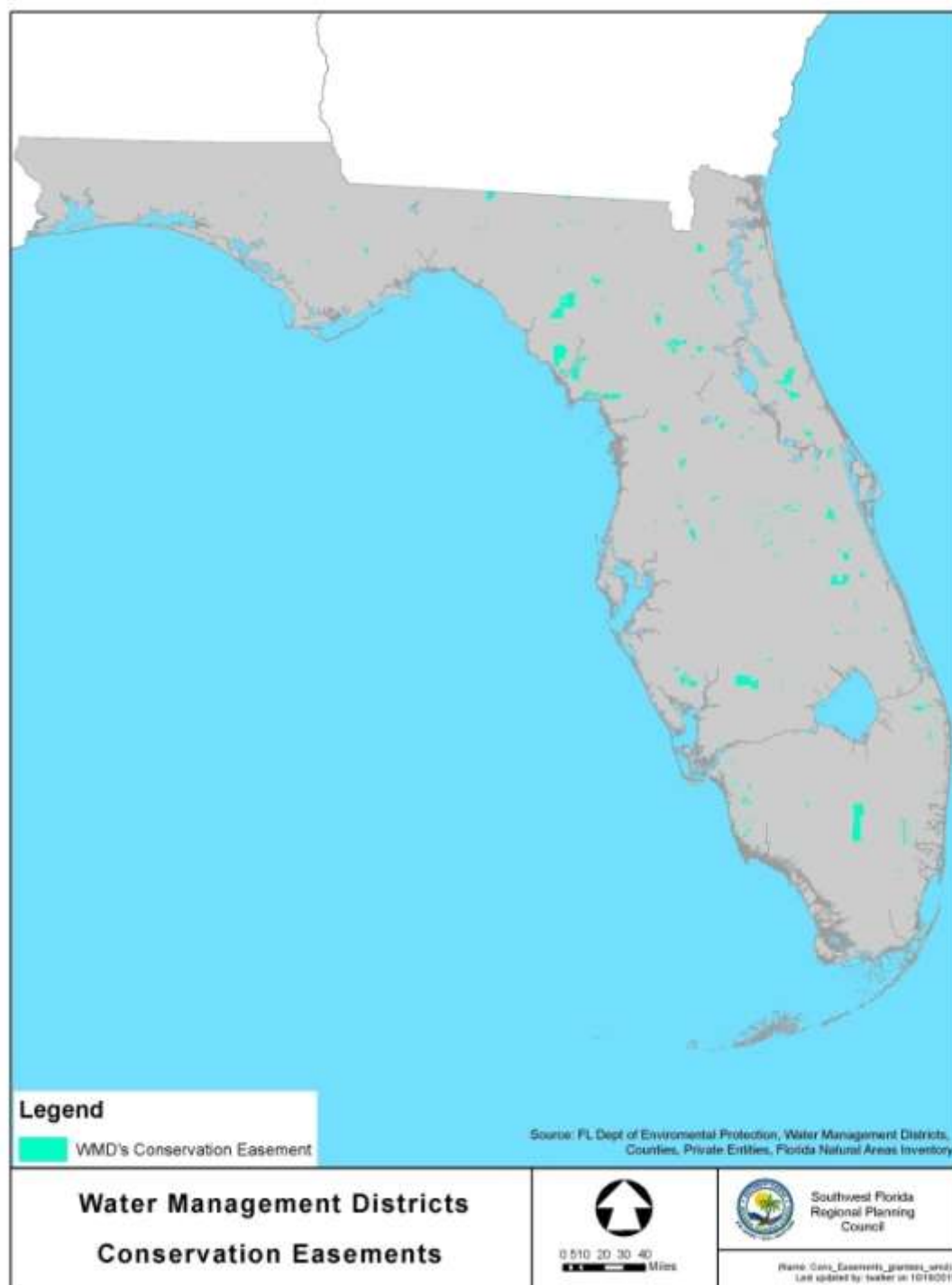


Figure 9: Water Management District Conservation Easement Layers

Statewide in Florida there are 533,311.43 acres of water management district conservation easement lands as of September 30, 2015. This is distributed in 5,294 polygon parcels.

Distribution of Water Management District Conservation Easements by Agency		
Agency	Polygon Parcels	Acres
North West Florida Water Management District (NFWMD)	23	12,423.02
South Florida Water Management District (SFWMD)	5,122	144,732.34
Southwest Florida Water Management District (SWFWMD)	14	78,793.70
St Johns River Water Management District (SJRWMD)	93	142,529.57
Suwannee River Water Management District (SRWMD)	42	154,832.80
Total	5,294	533,311.43

**Figure 10: Distribution of Water Management District Conservation Easements by District**

## The Local Government Conservation Easements



Figure 11: Local Government Conservation Easement Layers



Statewide in Florida there are 125,433.75 acres of local government conservation easement lands as of September 30, 2015. This is distributed in 5,055 polygon parcels.

Local Government Conservation Easement Layers		
Organization	Polygon Parcels	Acres
Alachua County	47	2,209.77
Bay County	117	6,527.93
Brevard County	4	87.46
Broward County	79	3,838.25
Charlotte County	113	6,382.46
Citrus County	77	63.95
Duval County/ City of Jacksonville	1	1,068.52
City of Port Orange	16	5,805.79
City of Punta Gorda	4	2.29
City of Tallahassee	348	1,780.64
Clay County	998	15,471.89
Collier County	45	1,068.25
Columbia County	9	2,129.29
Escambia County	915	1,829.93
Hendry County	16	18,521.84
Highlands County	16	8,247.62
Hillsborough County	2	5.44
Indian River County	3	2,516.84
Jefferson County	15	1,243.78
Lake County	238	9,122.8
Lee County	43	931.63
Leon County	411	3,722.77
Manatee County	1009	4,353.46
Nassau County	8	2,457.86
Orange County	158	2,505.82
Osceola County	19	3,828.08
Pasco County	8	581.04
Sarasota County	195	13,107.20
St Johns County	9	263.98
St Lucie County	126	3,970.61
Volusia County	6	1,786.57
Total	5055	125,433.75

Figure 12: Distribution of Local Government Conservation Easements by Government

## Counties with Land Acquisition Program Conservation Easements

### Alachua County

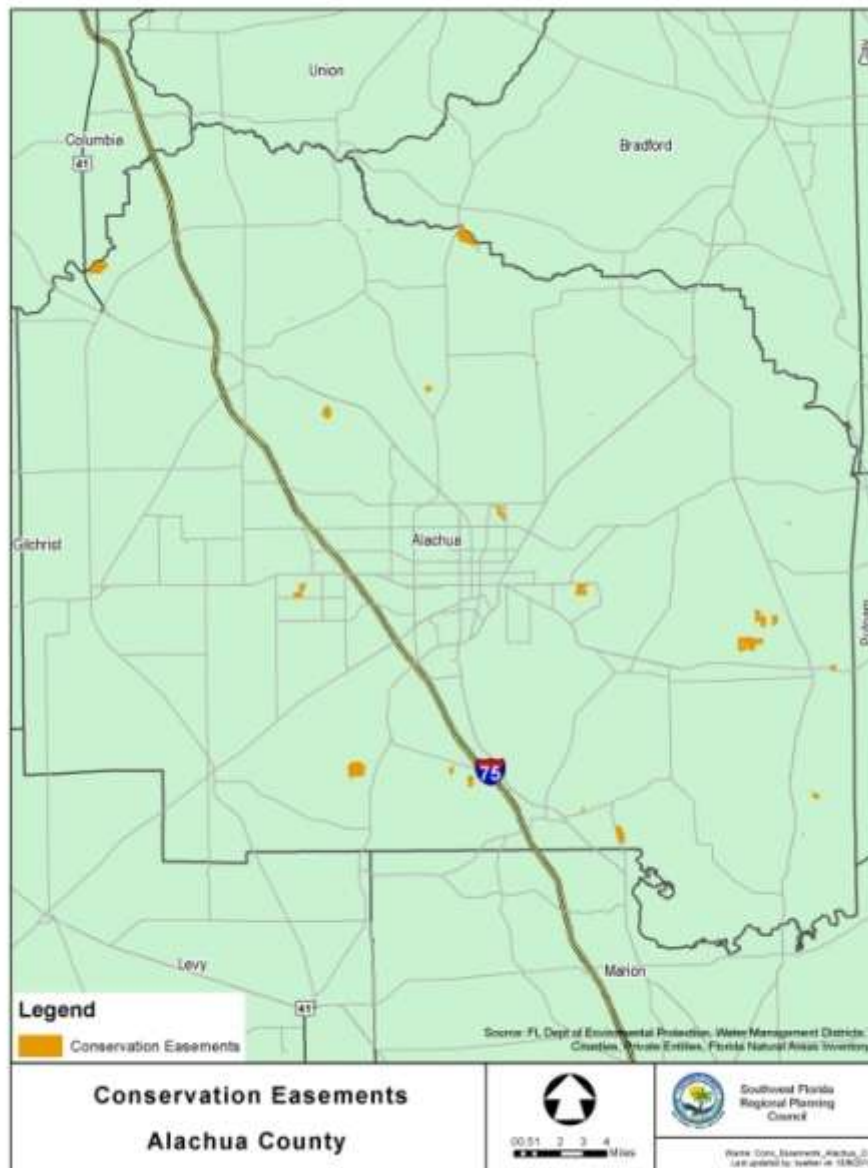
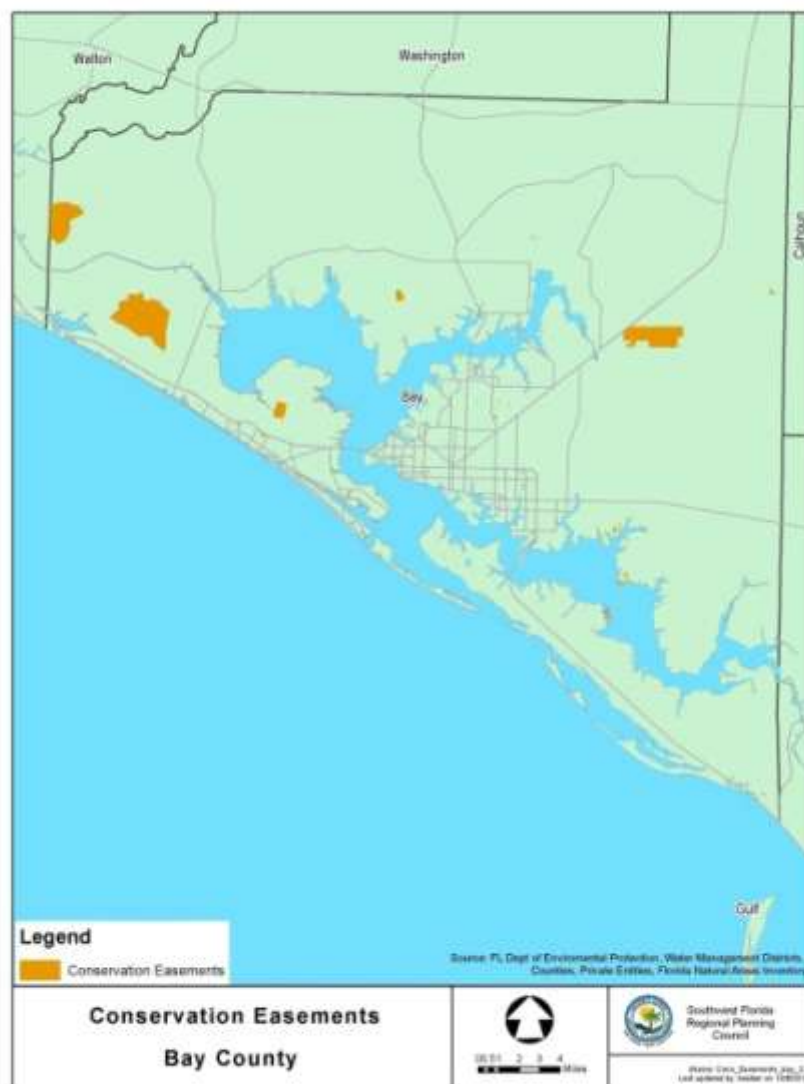


Figure 13: Alachua County Conservation Easement Layers

In Alachua County there are 2,209.77 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 47 polygon parcels.

## Bay County



**Figure 14: Bay County Conservation Easement Layers**

In Bay County there are 6,527.93 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 117 polygon parcels.

## Brevard County



Figure 15: Brevard County Conservation Easement Layers

In Brevard County there are 87.46 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 4 polygon parcels.

## Broward County



Figure 16: Broward County Conservation Easement Layers

In Broward County there are 3,838.25 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 79 polygon parcels.

## Charlotte County

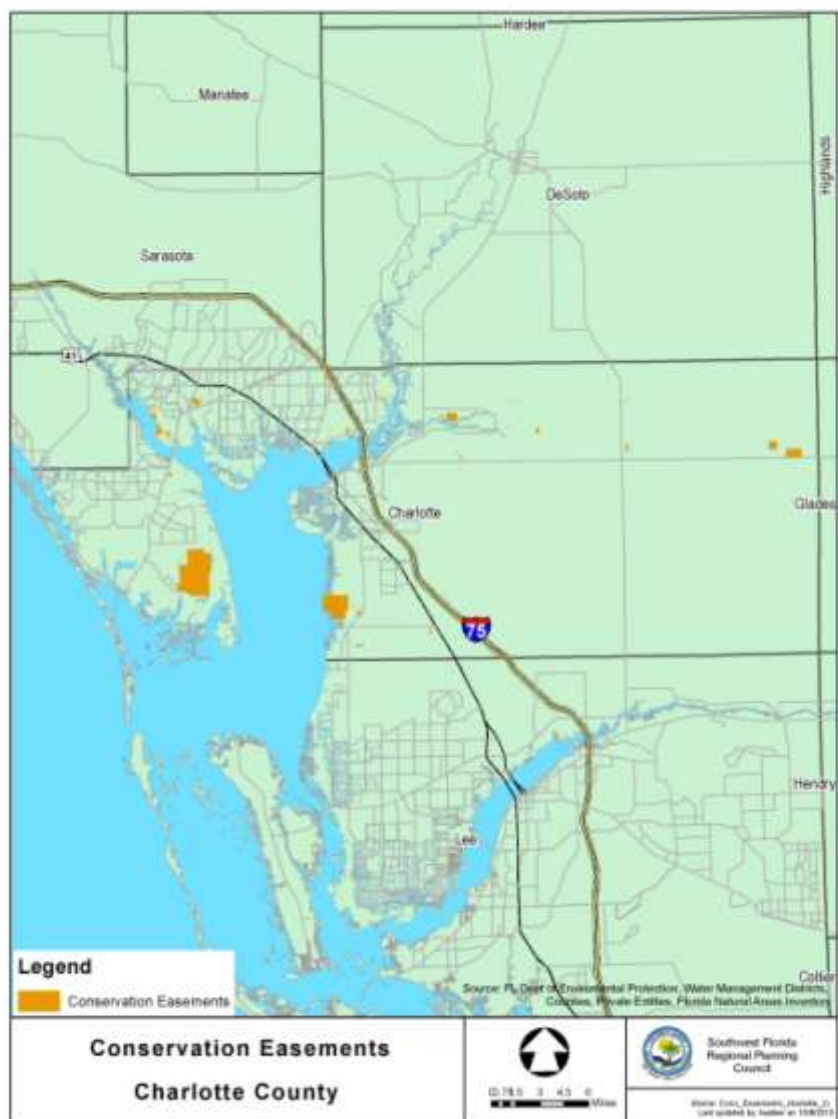


Figure 17: Charlotte County Conservation Easement Layers

In Charlotte County there are 6,382.46 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 113 polygon parcels.

## Citrus County



Figure 18: Citrus County Conservation Easement Layers

In Citrus County there are 63.96 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 77 polygon parcels.



## Clay County

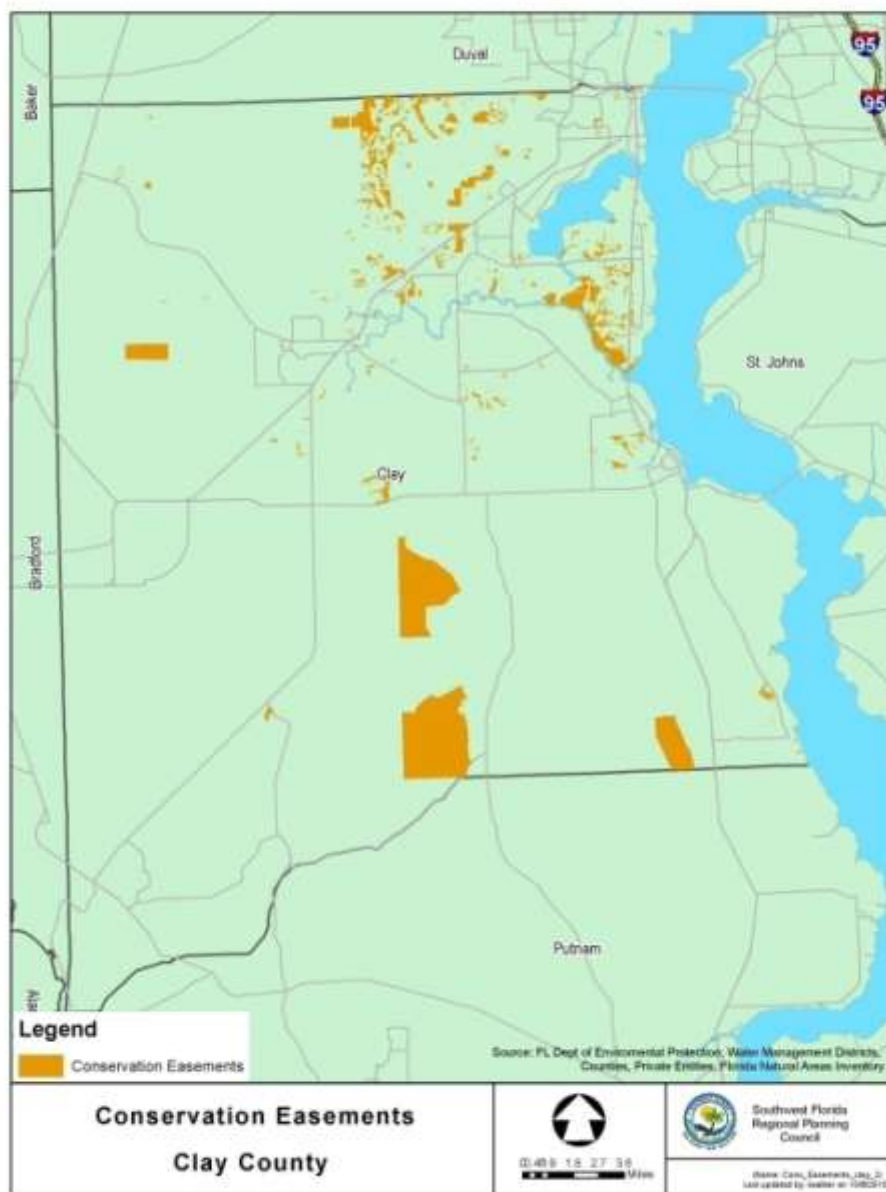


Figure 19: Clay County Conservation Easement Layers

In Clay County there are 15,471.89 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 998 polygon parcels.



## Collier County



**Figure 20: Collier County Conservation Easement Layers**

In Collier County there are 1,068.24 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 45 polygon parcels. This does not include lands in the Rural Land Stewardship Area program.

## Columbia County



**Figure 21: Columbia County Conservation Easement Layers**

In Columbia County there are 2,129.29 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 9 polygon parcels.

## Duval County/ City of Jacksonville



Figure 22: Duval County/ City of Jacksonville Conservation Easement Layers

In Duval County/ City of Jacksonville there are 1,068.52 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in **1** polygon parcel.

## Escambia County



Figure 23: Escambia County Conservation Easement Layers

In Escambia County there are 1,8829.93 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 915 polygon parcels.

## Hendry County

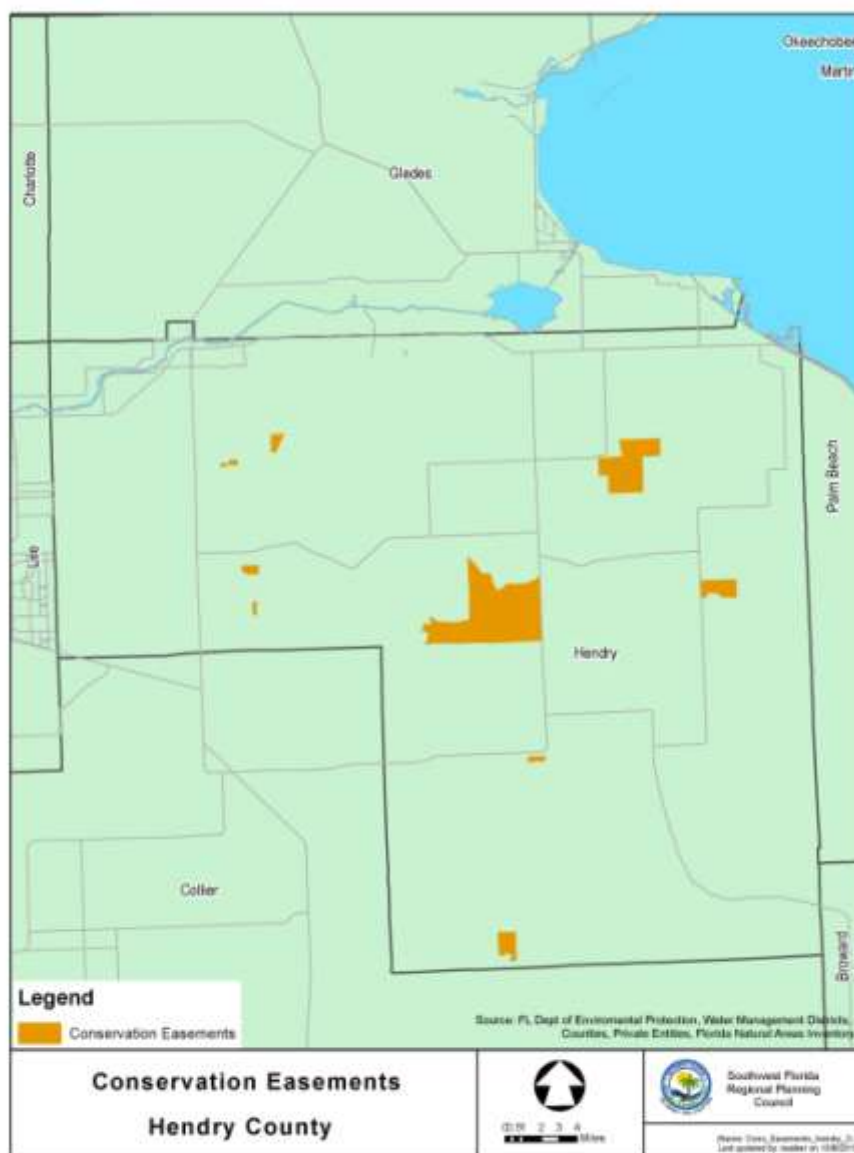


Figure 24: Hendry County Conservation Easement Layers

In Hendry County there are 18,521.84 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 16 polygon parcels.

## Highlands County

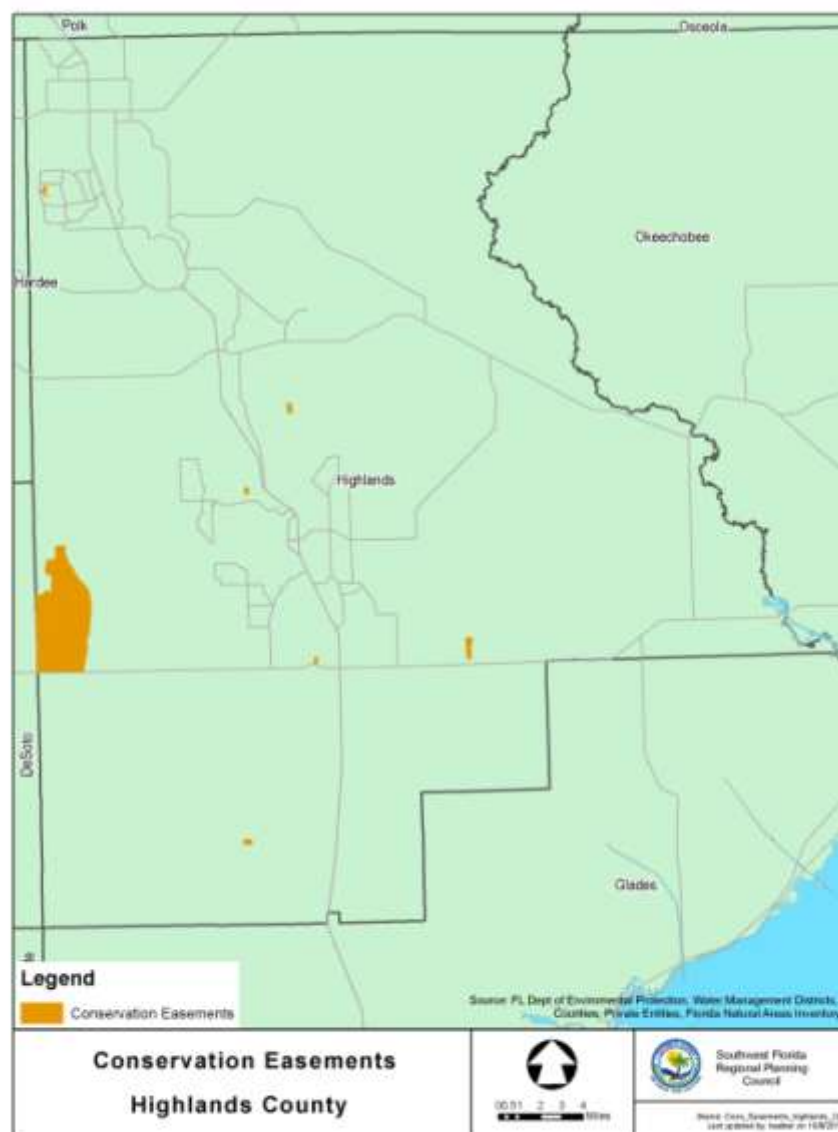


Figure 25: Highlands County Conservation Easement Layers

In Highlands County there are 8,247.62 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 16 polygon parcels.



## Hillsborough County



Figure 26: Hillsborough County Conservation Easement Layers

In Hillsborough County there are 5,44 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 2 polygon parcels.

## Indian River County



**Figure 27: Indian River County Conservation Easement Layers**

In Indian River County there are 2,516.84 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 3 polygon parcels.



## Jefferson County



Figure 28: Jefferson County Conservation Easement Layers

In Jefferson County there are 1,243.78 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 15 polygon parcels.

## Lake County



**Figure 29: Lake County Conservation Easement Layers**

In Lakes County there are 9,122.8 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 238 polygon parcels

## Lee County



Figure 30: Lee County Conservation Easement Layers

In Lee County there are 931.63 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 43 polygon parcels.

## Leon County

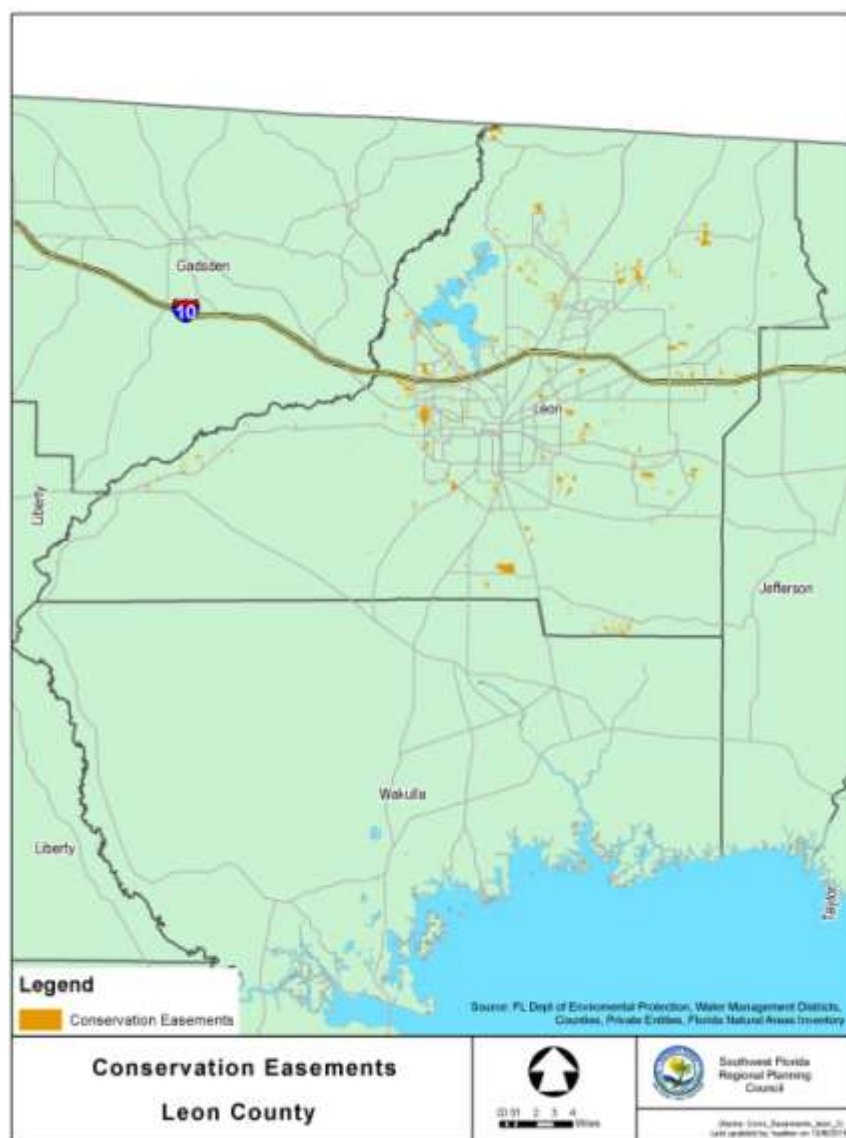


Figure 31: Leon County Conservation Easement Layers

In Leon County there are 3,722.77 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 411 polygon parcels.

## Manatee County



Figure 32: Manatee County Conservation Easement Layers

In Manatee County there are 4,353.46 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 1,009 polygon parcels

## Nassau County



Figure 33: Nassau County Conservation Easement Layers

In Nassau County there are 2,457.86 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 8 polygon parcels.



## Orange County

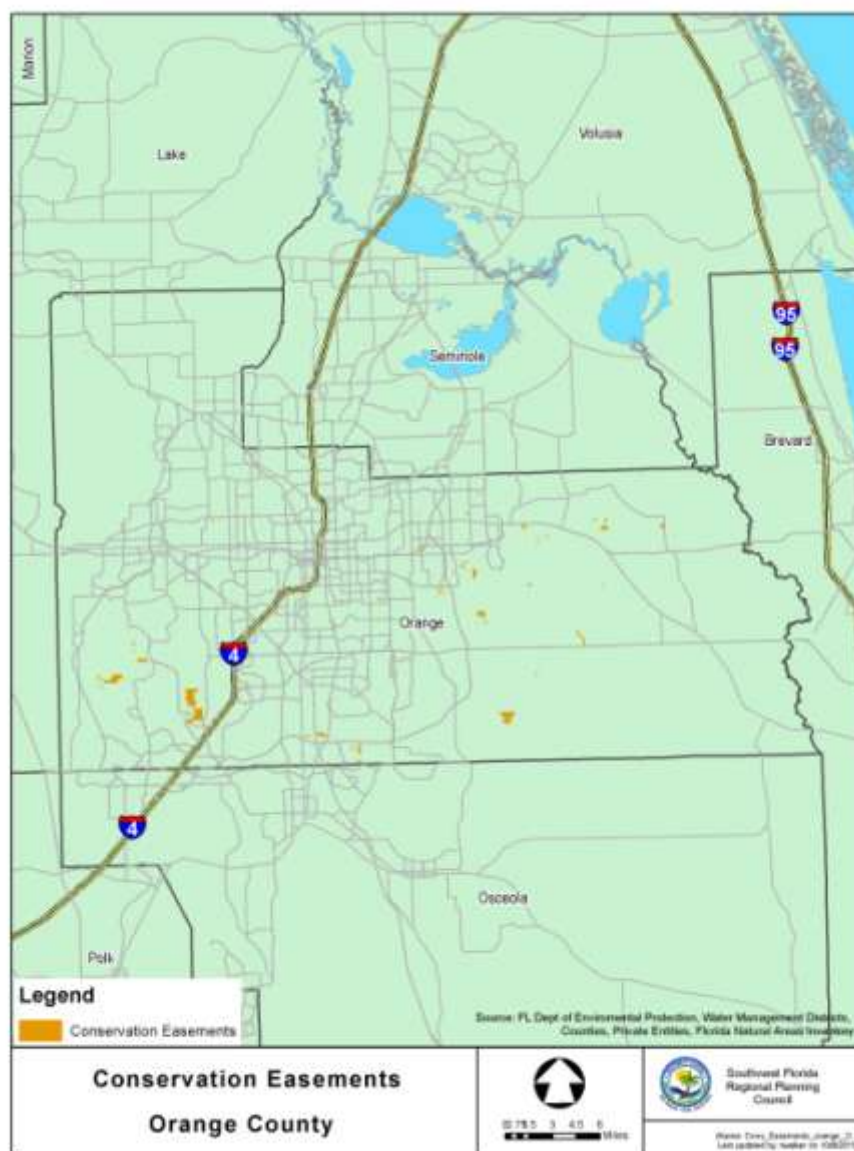


Figure 34: Orange County Conservation Easement Layers

In Orange County there are 2,505.82 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 158 polygon parcels.

## Osceola County



Figure 35: Osceola County Conservation Easement Layers

In Sarasota County there are 3,828.08 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 19 polygon parcels.



## Pasco County



Figure 36: Pasco County Conservation Easement Layers

In Pasco County there are 581.04 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 8 polygon parcels.

## Sarasota County



**Figure 37: Sarasota County Conservation Easement Layers**

In Sarasota County there are 13,107.2 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 195 polygon parcels.

## St. Johns County



Figure 38: St. Johns County Conservation Easement Layers

In St. Johns County there are 263.98 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 9 polygon parcels.

## St. Lucie County



Figure 39: St. Lucie County Conservation Easement Layers

In St. Lucie County there are 3,970.61 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 126 polygon parcels.

## Volusia County



Figure 40: Volusia County Conservation Easement Layers

In Volusia County there are 339.64 acres of county grantee conservation easement lands as of September 30, 2015. This is distributed in 1 polygon parcel.

**Private Entities: Land Trusts, Conservation Organizations and Homeowners Association**



**Figure 41: Private Entity Conservation Easement Layers**



Statewide in Florida there are 65,531.36 acres of private land trust conservation easement lands as of September 30, 2015. This is distributed in 67 polygon parcels. There are also 35,404.93 acres of private land trust conservation easement lands as of September 30, 2015. This is distributed in 222 polygon parcels.

Distribution of Private Non-Government Land Trust Conservation Easements by Entity		
Organization	Polygon Parcels	Acres
Apalachee Land Conservancy	1	353.28
Bay County Conservancy, Inc	1	9.81
Calusa Land Trust and Nature Preserve, Inc.	2	4.42
Conservation Trust for Florida	5	670.31
Green Horizon Land Trust	3	125.51
Humane Society Wildlife Land Trust	1	4.71
Nature Conservancy	1	13.66
New England Forestry Foundation	1	344.63
Nokuse Plantation, Inc.	1	130.35
Putnam Land Conservancy	1	35.73
Tall Timbers Research, Inc.	28	44,847.19
The Nature Conservancy	12	16,310.74
The Nature Conservancy and U. S. Air Force	2	1,512.37
Wildlands Conservation	8	1,168.65
Total Land Trust Conservation Easements	67	65,531.36

**Figure 42: Distribution of Land Trust Conservation Easements by Organization**

Total Land Trust Conservation Easements	67	65,531.36
Home Owners Associations	222	35,404.93
Total All Private Conservation Easements	289	100,936.29

**Figure 43: Distribution of Private Conservation Easements by Agency**



## The Interconnection of Conservation Easements with Other Conservation Lands



Figure 44: Combined Conservation Easement Layers (gold) and Fee Simple Conservation Lands (green) on September 30, 2015

The Florida Natural Areas Inventory provides a regularly updated mapping and table of conservation lands in the state of Florida. In the February 2015 report the FNAI listed 9,420,412 acres of conservation land in fee simple ownership in Florida and 741,375 in conservation easements.

This project found 1,102,057 acres of conservation easement lands distributed in 14,647 polygon parcels, as of September 30, 2015. This is 360,682 acres more than had been mapped before.

FLUCCS	Description	Acres	Percentage
1000	Developed	12,100.51	1.10%
2000	Agriculture	200,179.39	18.16%
3000	Range	51,537.51	4.68%
4000	Native Uplands	238,626.81	21.65%
5000	Water	94,891.21	8.61%
6000	Wetlands	476,639.45	43.24%
7000	Bare and Sands	2,337.35	0.21%
8000	Transportation and Utilities	3,632.69	0.33%
0	Unknown	22,354.93	2.03%

**Figure 45: Acres of Conservation Easements Layers by major FLUCCS on September 30, 2015**

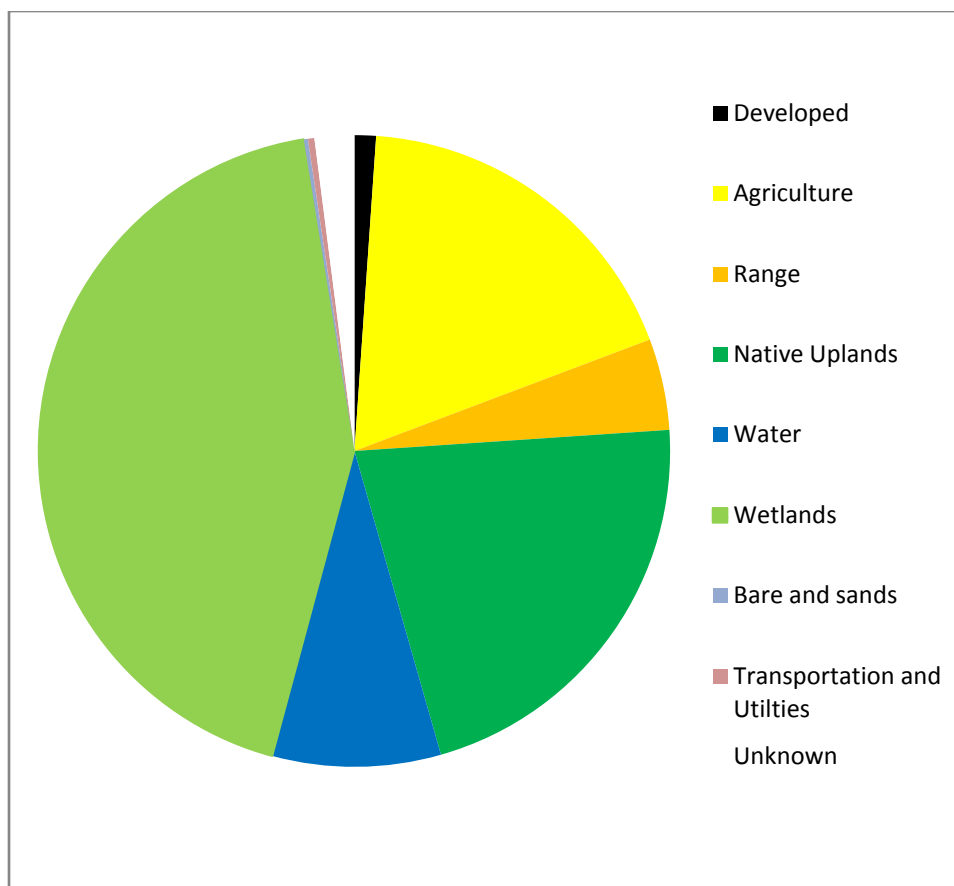


Figure 46: Relative Proportion of Conservation Easements Layers by major FLUCCS on September 30, 2015

Land Cover Type	Number of Polygons	Acres
6410: Freshwater Marshes	8929	98,261.92
4410: Coniferous Plantations	2075	94,680.05
2110: Improved Pastures	870	88,246.33
4430: Forest Regeneration Areas	1627	82,390.51
6300: Wetland Forested Mixed	4415	79,428.84
6460: Mixed Scrub-shrub Wetland	3213	61,896.18
6210: Cypress	4617	46,642.73
2100: Cropland and Pastureland	333	45,679.82
4110: Pine Flatwoods	2047	45,197.33
6170: Mixed Wetland Hardwoods	2206	44,461.27
4190: Hunting Plantation Woodlands	186	35,832.07
3200: Shrub and Brushland	1102	35,389.55
4340: Upland Mixed - Coniferous / Hardwood	2255	33,602.42
6430: Wet Prairies	3361	28,098.43
6150: Stream and Lake Swamps (bottomland)	787	26,607.57
2120: Unimproved Pastures	390	24,017.35
6411: Freshwater Marshes - Sawgrass	260	22,066.47
2130: Woodland Pastures	615	17,656.70
6172: Mixed Shrubs	1248	17,317.83
6250: Hydric Pine Flatwoods	1636	16,724.66

Figure 47: Top 20 largest land use types in conservation easements on September 30, 2015

Land Cover Type	Polygon Number	Acres
3100: Herbaceous (Dry Prairie)	591	11,377.45
3200: Shrub and Brushland	1102	35,389.55
3210: Palmetto Prairies	138	3,313.61
3220: Coastal Scrub	32	302.20
3300: Mixed Upland Non-forested	411	9,669.57
4100: Upland Coniferous Forests	324	4,942.25
4110: Pine Flatwoods	2047	45,197.33
4120: Longleaf Pine - Xeric Oak	64	1,870.87
4130: Sand Pine	45	508.76
4190: Hunting Plantation Woodlands	186	35,832.07
4200: Upland Hardwood Forests	396	5,179.13
4210: Xeric Oak	40	762.27
4220: Brazilian Pepper	39	152.94
4240: Melaleuca	58	581.35
4270: Live Oak	26	634.41
4271: Oak - Cabbage Palm Forests	52	3,095.45
4280: Cabbage Palm	29	262.08
4340: Upland Mixed - Coniferous / Hardwood	2255	33,602.42
4370: Australian Pine	36	114.34
4400: Tree Plantations	50	1,541.53
4410: Coniferous Plantations	2075	94,680.05
4430: Forest Regeneration Areas	1627	82,390.51

Figure 48: The upland habitat land use types in conservation easements on September 30, 2015

Land Cover Type	Polygon Number	Acres
6100: Wetland Hardwoods Forests	5	19.21
6110: Bay Swamps	220	2,886.15
6111: Bayhead	13	219.53
6120: Mangrove Swamps	450	6,519.37
6130: Gum Swamps	68	1,470.87
6140: Titi Swamps	11	86.25
6150: Stream and Lake Swamps (bottomland)	787	26,607.57
6170: Mixed Wetland Hardwoods	2206	44,461.27
6172: Mixed Shrubs	1248	17,317.83
6180: Cabbage Palms	42	1,589.54
6181: Cabbage Palm Hammock	39	318.93
6182: Cabbage Palm Savannah	3	41.88
6191: Wet Melaleuca	136	1,413.27
6200: Wetland Coniferous Forests	308	4,543.55
6210: Cypress	4617	46,642.73
6215: Cypress- Domes/Heads	543	2,784.74
6216: Cypress - Mixed Hardwoods	299	5,617.87
6220: Pond Pine	12	35.86
6240: Cypress - Pine - Cabbage Palm	21	419.63
6250: Hydric Pine Flatwoods	1636	16,724.66
6300: Wetland Forested Mixed	4415	79,428.84
6410: Freshwater Marshes	8929	98,261.92
6411: Freshwater Marshes - Sawgrass	260	22,066.47
6420: Saltwater Marshes	391	4,175.58
6430: Wet Prairies	3361	28,098.43
6440: Emergent Aquatic Vegetation	547	2,035.47
6460: Mixed Scrub-shrub Wetland	3213	61,896.18
6500: Non-Vegetated Wetlands	36	191.57
6510: Tidal Flats	57	449.54
6520: Shoreline	6	18.31
6530: Intermittent Ponds	36	53.52
6600: Salt Flats	96	242.89
7100: Beaches other than Swimming Beaches	14	26.83
7200: Sand Other Than Beaches	22	48.78

Figure 49: The wetland habitat land use types in conservation easements on September 30, 2015

Land Cover Type	Polygon Number	Acres
6410: Freshwater Marshes	8929	98,261.92
6300: Wetland Forested Mixed	4415	79,428.84
6460: Mixed Scrub-shrub Wetland	3213	61,896.18
6210: Cypress	4617	46,642.73
6170: Mixed Wetland Hardwoods	2206	44,461.27
6430: Wet Prairies	3361	28,098.43
6150: Stream and Lake Swamps (bottomland)	787	26,607.57
6411: Freshwater Marshes - Sawgrass	260	22,066.47
6172: Mixed Shrubs	1248	17,317.83
6250: Hydric Pine Flatwoods	1636	16,724.66
6120: Mangrove Swamps	450	6,519.37

**Figure 50: The top 11 wetland habitat land use types in conservation easements on September 30, 2015**

## How to Obtain a Copy of A Unified Conservation Easement Mapping and Database for the State of Florida

For IE7 & IE8 the user should click **Page**, and then click **Open FTP Site in Windows Explorer**.

- You must have the ftp site in the address bar before you can see the **Open FTP Site in Windows Explorer**.

- To enable FTP in internet Explorer:

1. Start Internet Explorer. 2. Click Tools, and then click Internet Options. 3. Click the Advanced tab. 4. Under Browsing, Click to select the Enable FTP folder view (outside of Internet Explorer) check box, and then click OK. 5. In Windows Explorer, enter the URL of the FTP site, and then press ENTER.

- For IE9 users, right click the windows start button > open windows explorer > type or copy and paste <ftp://swfrpc:swfrpcaccess@ftp.swfrpc.org> into the address bar > hit enter

***\*NOTE: Opening a large file on the FTP site will typically time out and not open. Users must save the file to their desired location, then open the file once transferred from the FTP site.***

**For external users:**

In the address bar of a web browser type:

<ftp://ftp.swfrpc.org>

Enter the user name and password:

<b>Username</b>	<b>Password</b>
swfrpc	swfrpcaccess

The GIS File Geodatabase, Florida\_Conserv\_Easements.gdb, is located here;  
SWFRPC\fl\_conser\_ease



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Conservation Easements October 30, 2015

Grantee Easement Holder	Average	Standard Deviation	Largest	Smallest
Alachua County	47.02	81.71	318.99	0.22
Apalachee Land Conservancy	353.28	0.00	353.28	353.28
Bay County	55.79	324.32	2,911.57	0.00
Bay County Conservancy, Inc	9.81	0.00	9.81	9.81
Board of Trustees of the Internal Improvement Trust Fund	46.33	49.94	112.44	0.59
Brevard County	21.87	19.37	43.33	0.26
Broward County	28.81	51.89	247.65	0.39
Broward County/DEP	1,591.27	0.00	1,591.27	1,591.27
Calusa Land Trust & Nature Pres./Pine Is.	2.64	0.00	2.64	2.64
Calusa Land Trust and Nature Preserve, Inc.	1.78	0.00	1.78	1.78
Charlotte County	56.48	314.55	3,095.07	0.01
Citrus County	0.83	1.80	10.00	0.01
City of Jacksonville/Duval County	1,068.52	0.00	1,068.52	1,068.52
City of Port Orange	362.86	218.99	644.13	3.82
City of Punta Gorda	0.74	0.83	1.69	0.19
CITY OF TALLAHASSEE	5.12	16.93	263.42	0.01
Clay County	15.50	149.88	4,086.13	Less than 0.00
Collier County	23.74	68.97	441.85	Less than 0.00
Columbia County	236.59	259.13	636.31	Less than 0.00
Community Redevelopment Agency of Punta Gorda	0.08	none	0.08	0.08
Conservation Trust for Florida	134.06	69.78	196.44	25.23
County of Volusia LAM	289.39	153.48	463.80	127.53
CSFFCD /SJRWMD as successor	1,415.38	none	1,415.38	1,415.38
Div of Historic Resources Florida	0.20	none	0.20	0.20
Escambia County	2.00	<b>7.64</b>	135.45	Less than 0.00

Conservation Easements October 30, 2015

FDEP and TIITF	0.61	none	0.61	0.61
FDEP Conservation	0.33	1.32	20.68	0.00
Florencia Development, Inc. and TIITF	0.04	none	0.04	0.04
Florida Department of Environmental Protection (FDEP)	22.41	113.85	2,038.11	Less than 0.00
Florida Department of Environmental Protection as DEP	20.04	none	20.04	20.04
Florida Fish and Wildlife Conservation Commission (FWC)	550.72	528.47	1,298.18	64.60
Florida Panther Conservation Bank Endowment Fund Trust	1,197.92	1,039.57	1,933.01	462.83
Green Horizon Land Trust	41.84	37.10	82.11	9.05
Hendry County	1,157.61	2,856.83	11,110.13	0.92
Highlands County	515.48	1,694.47	6,818.82	0.42
Hillsborough County	2.72	1.98	4.12	1.32
Home Owners Associations (HOA)	159.48	215.67	918.35	Less than 0.00
Humane Society Wildlife Land Trust	4.71	none	4.71	4.71
Indian River County	838.95	649.46	1,588.82	455.86
Jefferson County	82.92	99.31	285.89	3.38
Lake County	38.98	325.46	4,924.38	Less than 0.00
Lake County and TIITF	8.08	7.60	19.51	1.01
Lee County	21.67	46.44	269.35	0.01
Leon County	9.06	22.45	202.32	Less than 0.00
Manatee County	4.31	12.35	327.62	Less than 0.00
Nassau County	307.23	253.61	687.02	17.55
Natural Resources Conservation Service	1,277.68	1,325.44	3,087.53	77.31
Nature Conservancy	13.66	none	13.66	13.66
New England Forestry Foundation	344.63	none	344.63	344.63
Nokuse Plantation, Inc.	130.35	none	130.35	130.35

Conservation Easements October 30, 2015

NFWWMD	540.13	543.04	1,570.30	1.00
Orange County	15.86	47.71	415.60	Less than 0.00
Osceola County	201.48	487.69	2,093.86	0.75
Pasco County	72.63	75.34	237.62	2.39
Putnam Land Conservancy	35.73	0.00	35.73	35.73
Sarasota County	67.22	427.29	4,291.64	Less than 0.00
SFWMD, Broward Dept of NRP, FDEP, EPA, US Army Corps of Engineers	341.58	none	341.58	341.58
SJRWMD succeeded from Central and Southern Flood Control District	8,729.58	none	8,729.58	8,729.58
South Florida Water Management District (SFWMD)	15,833.12	26,305.61	46,199.20	9.17
South Florida Water Management District listed as SFWMD	18.93	98.08	2,832.21	Less than 0.00
Southwest Florida Water Management District (SWFWMD)	6,107.33	9,166.92	32,249.73	24.95
Southwest Florida Water Management District and Sarasota County	5,806.50	2,580.83	7,631.42	3,981.57
St Johns County	29.33	58.32	157.12	Less than 0.00
St Lucie County	31.51	223.95	2,488.91	0.03
St. Johns River Water Management District	1,843.88	3,103.84	16,695.73	3.75
St. Johns River Water Management District & FDEP	2.30	none	2.30	2.30
St. Johns River Water Management District & TIITF	6,808.65	none	6,808.65	6,808.65
St. Johns River Water Management District and State of Florida	10,638.37	11,194.48	18,554.06	2,722.68
St. Johns River Water Management District and Volusia County	5,865.71	1,527.20	6,945.60	4,785.81
St. Johns River Water Management District, Brevard County, and Florida Audubon Society	4,788.36	none	4,788.36	4,788.36
St. Johns Water Management District (SJRWMD)	166.16	382.26	1,523.34	0.06
State of Florida	2,493.81	6,459.27	41,525.91	0.03

State of Florida and St. Johns River Water Management District	678.25	0.00	678.25	678.25
State of Florida and US Army Corps of Engineers	4,876.53	6,602.24	9,545.02	208.05
Suncoast Parkway Authority	877.32	1,446.74	3,637.19	0.20
Suwannee River Water Management District	14,366.57	20,300.57	28,721.24	11.90
Suwannee River Water Management District	3,316.24	6,768.55	32,137.07	40.09
SUWANNEE RIVER WATER MANAGEMENT DISTRICT	41.21	56.79	81.37	1.06
SWFWMD and TIITF	0.07	none	0.07	0.07
Tall Timbers Research, Inc.	1,601.69	2,241.84	7,639.93	22.15
The Nature Conservancy	1,359.23	2,191.75	7,640.11	68.54
The Nature Conservancy and U. S. Air Force	756.19	615.86	1,191.67	320.71
Trustees of the Internal Improvement Trust Fund (TIITF)	6.71	48.50	1,353.22	Less than 0.00
U.S Department of Agriculture (USDA) Forest Service	860.03	1,196.69	1,706.22	13.84
U.S. Army Corps of Engineers	2.16	1.99	4.41	0.62
U.S. Army Corps of Engineers Conservation	0.28	1.12	10.06	Less than 0.00
USDA Natural Resources Conservation Service	1,291.14	2,124.96	11,108.86	5.09
Volusia County	339.64	none	339.64	339.64
Wildlands Conservation	146.08	170.82	488.49	0.85

**Figure 51: Statistics of the Conservation Easements by Grantee/ Easement Holder.**

When only a single easement is held there is no standard deviation or minimum.