

# FLORIDA HOUSE OF REPRESENTATIVES BILL ANALYSIS

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**BILL #:** [HB 4071](#)  
**TITLE:** City of Coral Springs and City of Parkland,  
Broward County  
**SPONSOR(S):** Hunschofsky

**COMPANION BILL:** None  
**LINKED BILLS:** None  
**RELATED BILLS:** None

## Committee References

[Intergovernmental Affairs](#)

16 Y, 0 N



[State Affairs](#)

## SUMMARY

### **Effect of the Bill:**

The bill transfers approximately 8.681 acres of land from the City of Coral Springs to the City of Parkland. The bill purports not to impact any contractual obligations for contracts entered into before September 15, 2025.

### **Fiscal or Economic Impact:**

The Economic Impact Statement for the bill notes that there is no projected economic impact.

[JUMP TO](#)

[SUMMARY](#)

[ANALYSIS](#)

[RELEVANT INFORMATION](#)

[BILL HISTORY](#)

## ANALYSIS

### **EFFECT OF THE BILL:**

The bill transfers approximately 8.681 acres of land from the City of Coral Springs to the City of Parkland. (Sections [1](#) and [2](#)).

The bill purports not to impact any contractual obligations for those contracts entered into before September 15, 2025, including those contracts between Broward County and a third party or between nongovernmental entities. (Section [3](#))

The bill provides an effective date of upon becoming a law. (Section [4](#))

## RELEVANT INFORMATION

### **SUBJECT OVERVIEW:**

#### **Annexation**

Municipalities may propose to annex any area of contiguous, compact, unincorporated territory by ordinance.<sup>1</sup> Annexation can also be accomplished through a petition by the owner(s) of “contiguous ... and reasonably compact” real property.<sup>2</sup> An area is considered “contiguous” if a substantial part of its boundary is coterminous with a part of the boundary of the municipality.<sup>3</sup> An area is “compact” if it is concentrated in a single area and does

<sup>1</sup> S. [171.0413\(1\), F.S.](#)

<sup>2</sup> S. [171.044\(1\), F.S.](#)

<sup>3</sup> S. [171.031\(3\), F.S.](#) An area may be contiguous to a municipality even if it is separated by a publicly-owned county park, a right-of-way, a body of water, or other minor geographic division of a similar nature, as long as those areas do not prevent the annexing municipality and the area being annexed from being “a unified whole with respect to municipal services.”

**STORAGE NAME:** h4071a.IAS

**DATE:** 3/12/2025

not create enclaves, pockets, or finger areas.<sup>4</sup> All lands to be annexed must be in the same county as the annexing municipality.<sup>5</sup> An area may not be annexed if within the boundaries of another municipality.<sup>6</sup>

The governing body of a municipality may only propose annexation of an area that is contiguous, reasonably compact, and is either:<sup>7</sup>

- Developed for “urban purposes;”<sup>8</sup>
- Lies between the municipal boundary and an area developed for “urban purposes;”<sup>9</sup> or
- Adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and areas developed for “urban purposes.”<sup>10</sup>

The owner(s) of real property in a contiguous, reasonably compact, and unincorporated area of the county may petition a municipality for annexation.<sup>11</sup> The municipality must determine that all land owners in the area to be annexed have signed the petition and publish notice of the annexation before passing an ordinance annexing the area.<sup>12</sup> A copy of the ordinance, including a map and a metes-and-bounds legal description of the area, must be filed with the clerk of the circuit court, the chief administrative officer of the county, and the Department of State within seven days after adopting the annexation ordinance.<sup>13</sup> Importantly, an area may not be annexed using this process if the annexation would result in the creation of an enclave.<sup>14</sup>

### **Municipal Contraction (Deannexation)**

Municipalities may redraw their boundaries through the contraction process, also referred to as deannexation.<sup>15</sup> An area may be considered for exclusion upon the passage of an ordinance by the municipality proposing exclusion<sup>16</sup> or by the filing of a petition by 15 percent of the qualified voters of the area requesting exclusion.<sup>17</sup> For a contraction proposal initiated by petition, the governing body must conduct a study on the feasibility of the proposal and, within six months, decide to initiate contraction procedures or reject the petition and state the factual basis for such rejection.<sup>18</sup>

Once the contraction proposal is initiated, the governing body must publish notice of the proposed contraction ordinance at least once a week for two consecutive weeks in a newspaper of general citation in the municipality.<sup>19</sup> This notice must:

- Include a description of the area to be excluded;
- Show the area fails to meet the general criteria for annexation;
- Set the time and place for the municipal governing body meeting at which the proposed ordinance will be considered; and
- Advise that all affected persons may be heard.<sup>20</sup>

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<sup>4</sup> S. [171.031\(2\), F.S.](#)

<sup>5</sup> S. [171.045, F.S.](#)

<sup>6</sup> S. [171.043\(1\), F.S.](#)

<sup>7</sup> S. [171.043, F.S.](#)

<sup>8</sup> S. [171.043\(2\), F.S.](#) An area is considered “developed for urban purposes” if it has the population density of 2 persons per acre, a population density of 1 person per acre and at least 60 percent of the total lots and tracts in the area are less than or equal to 1 acre in size, or 60 percent of the total lots and tracts in the area would otherwise be considered used for urban purposes and at least 60 percent of the total acreage of the area, excluding areas used for nonresidential urban purposes, is lots and tracts less than or equal to 5 acres in size.

<sup>9</sup> S. [171.043\(3\)\(a\), F.S.](#)

<sup>10</sup> S. [171.043\(3\)\(b\), F.S.](#)

<sup>11</sup> S. [171.044\(1\), F.S.](#)

<sup>12</sup> S. [171.044\(2\), F.S.](#)

<sup>13</sup> S. [171.044\(3\), F.S.](#)

<sup>14</sup> S. [171.044\(5\), F.S.](#)

<sup>15</sup> S. [171.051, F.S.](#)

<sup>16</sup> S. [171.051\(1\), F.S.](#)

<sup>17</sup> S. [171.051\(2\), F.S.](#)

<sup>18</sup> *Id.*

<sup>19</sup> S. [171.051\(3\), F.S.](#)

<sup>20</sup> *Id.*

Voter approval of the contraction is required if the municipal governing body calls for a referendum election on the question in the area proposed for exclusion or residents of that area submit a petition at the public meeting signed by at least 15 percent of the area's qualified voters.<sup>21</sup> The date for the referendum is determined by the method used to call for the referendum.<sup>22</sup> The municipal governing body is required to publish notice of the referendum election at least once a week for two consecutive weeks in a newspaper of general circulation in the municipality or in the area proposed to be excluded.<sup>23</sup> If a majority of electors voting in the referendum opposes deannexation, the municipality is prohibited from proposing the exclusion of the area in a contraction ordinance for a period of at least two years.<sup>24</sup>

An area removed from a municipality must fail to meet the criteria for annexation.<sup>25</sup>

The contracting ordinance must provide for apportionment of any prior existing debt and property.<sup>26</sup> The county and the municipal governing body must reach an agreement determining which debt or property will be transferred to the county, the fair value of the debt or property, and the manner of transfer and financing.<sup>27</sup>

An area that has been deannexed is no longer subject to municipal laws, ordinances, or regulations and becomes subject to any laws, ordinances, or regulations of the county as of the effective date of the deannexation.<sup>28</sup>

### Local Bill Forms

The Florida Constitution prohibits the passage of any special act unless a notice of intention to seek enactment of the bill has been published as provided by general law or the act is conditioned to take effect only upon approval by referendum vote of the electors in the area affected.<sup>29</sup> A legal advertisement of the proposed bill must be placed in a newspaper of general circulation or published on a publicly accessible website<sup>30</sup> at least 30 days prior to the introduction of the bill in the House or Senate.<sup>31</sup> The bill was noticed [on the Broward County website on January 28, 2025](#).

The House local bill policy requires a completed and signed Local Bill Certification Form and Economic Impact Statement be filed with the Clerk of the House at the time the local bill is filed or as soon thereafter as possible.<sup>32</sup> The following forms have been submitted for this bill:

- [Local Bill Certification Form](#)
- [Economic Impact Statement](#)

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<sup>21</sup> S. [171.051\(4\), F.S.](#)

<sup>22</sup> S. [171.051\(6\), F.S.](#) If a referendum is required due to the filing of a petition signed by at least 15 percent of the area's qualified voters, the referendum must occur at the next regularly scheduled election. If the referendum is called at the discretion of the municipal governing body, a special election is called no sooner than 30 days after the verification of the petition or the passage of the resolution or ordinance calling for a referendum.

<sup>23</sup> S. [171.051\(7\), F.S.](#)

<sup>24</sup> S. [171.051\(10\), F.S.](#)

<sup>25</sup> S. [171.052\(1\), F.S.](#)

<sup>26</sup> S. [171.052\(2\), F.S.](#)

<sup>27</sup> S. [171.061\(2\), F.S.](#)

<sup>28</sup> S. [171.062\(3\), F.S.](#)

<sup>29</sup> [Art. III, s. 10, Fla. Const.](#)

<sup>30</sup> S. [50.0311\(2\), F.S.](#)

<sup>31</sup> S. [11.02, F.S.](#) If there is no newspaper circulated throughout or published in the county and no publicly accessible website has been designated, notice must be posted for at least 30 days in at least three public places in the county, one of which must be at the courthouse.

<sup>32</sup> Intergovernmental Affairs Subcommittee, [Local Bill Policies and Procedures Manual](#), p. 11 (last visited Mar. 6, 2025).

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## BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
<a href="#">Intergovernmental Affairs Subcommittee</a>	16 Y, 0 N	3/12/2025	Darden	Kilpatrick
<a href="#">State Affairs Committee</a>				