

FLORIDA HOUSE OF REPRESENTATIVES

FINAL BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: [CS/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

FINAL HOUSE FLOOR ACTION: 107 Y's

1 N's

GOVERNOR'S ACTION:

Pending

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 within Broward County. The bill provides that it may not be construed to impact any contractual obligations for contracts entered into before the effective date of the bill.

Fiscal or Economic Impact:

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

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ANALYSIS

EFFECT OF THE BILL:

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

The bill provides that it may not be construed to affect or abrogate the rights of parties to any contract entered into before the effective date of the bill, including those contracts between Broward County and a third party or between nongovernmental entities. (Section [3](#))

Subject to the Governor's veto powers, the effective date of this bill is upon becoming a law. (Section [4](#))

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Municipal Boundaries

The boundaries of a municipality are provided in its municipal charter.¹ A municipality's boundaries may be expanded by the annexation process or contracted by the deannexation process as provided in general law.² There is no process in general law for the transfer of lands between municipalities, requiring such transfer to be done by special act.³

¹ See ch. [2017-195, s. 3, Laws of Fla.](#) (providing boundaries for the Village of Indiantown) and s. [166.031, F.S.](#) (prohibiting municipal charter amendment process from being used to amend boundaries in the charter and authorizing a municipality to amend its charter by ordinance to include lands previously annexed).

² Ch. 171, Part I, F.S.

³ See e.g. chs. [2009-254](#) (adjusting boundaries between Town of Southwest Ranches and Town of Davie, Broward County) and [2015-190, Laws of Fla.](#) (adjusting boundaries between City of Weston and Town of Davie, Broward County).

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DATE: 5/8/2025

Municipalities expand their boundaries via the annexation process.⁴ A municipality may propose to annex any area of contiguous, compact, unincorporated territory by ordinance.⁵ Annexation can also be accomplished through a petition by the owner of contiguous and reasonably compact real property.⁶ All annexed lands must be in the same county as the annexing municipality.⁷ An area may not be annexed if it is within the boundaries of another municipality.⁸

The governing body of a municipality may only propose annexation of an area that is contiguous, reasonably compact, and:

- Is being developed for urban purposes;⁹
- Lies between the municipal boundary and an area developed for urban purposes; or
- Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of the area or areas being developed for urban purposes.¹⁰

Additionally, annexations in Broward County are also governed by a special act that:

- Prohibits the annexing municipality from conducting a referendum of its current residents as part of the annexation process.
- Requires the annexation of unincorporated property to be considered at a public hearing of the Broward County Legislative Delegation.
- Provides that an annexation does not take effect until the first September 15 following the adjournment sine die of a regular Legislative session after all of the procedures required by general law have been completed.¹¹

Municipalities may also redraw their boundaries through the contraction process, also referred to as deannexation.¹² An area may be considered for exclusion upon the passage of an ordinance by the municipality proposing exclusion¹³ or by filing a petition by 15 percent of the qualified voters of the area requesting exclusion.¹⁴ An area may not be deannexed from a municipality if it would meet the criteria for annexation to the municipality.¹⁵

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

⁴ S. [171.0413, F.S.](#)

⁵ S. [171.0413\(1\), F.S.](#) An area is considered contiguous if a substantial part of its boundary shares a common boundary with the municipality and is considered compact if it is concentrated in a single area and does not create enclaves, pockets, or finger areas. S. [171.031\(2\) and \(3\), F.S.](#)

⁶ S. [171.044\(1\), F.S.](#)

⁷ S. [171.045, F.S.](#)

⁸ S. [171.043\(1\), F.S.](#)

⁹ An area being developed for urban purposes is any area that meets any of the following standards:

- The area has a total resident population equal to at least two persons for each acre of land included within its boundaries;
- The area has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size; or
- The area is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and the area is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

S. [171.043\(2\), F.S.](#)

¹⁰ S. [171.043, F.S.](#)

¹¹ Chs. 96-542 and [99-447, Laws of Fla.](#)

¹² S. [171.051, F.S.](#)

¹³ S. [171.051\(1\), F.S.](#)

¹⁴ S. [171.051\(2\), F.S.](#)

¹⁵ S. [171.052\(1\), F.S.](#)

by referendum vote of the electors in the area affected.¹⁶ A legal advertisement of the proposed bill must be placed in a newspaper of general circulation or published on a publicly accessible website¹⁷ at least 30 days prior to the introduction of the bill in the House or Senate.¹⁸ 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.¹⁹ The following forms have been submitted for this bill:

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

¹⁶ [Art. III, s. 10, Fla. Const.](#)

¹⁷ [S. 50.0311\(2\), F.S.](#)

¹⁸ [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.

¹⁹ Intergovernmental Affairs Subcommittee, [Local Bill Policies and Procedures Manual](#), p. 11 (last visited Mar. 17, 2025).