

# FLORIDA HOUSE OF REPRESENTATIVES

## BILL ANALYSIS

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

**BILL #:** [HB 4025](#)

**TITLE:** Martin and Palm Beach Counties

**SPONSOR(S):** Snyder

**COMPANION BILL:** None

**LINKED BILLS:** None

**RELATED BILLS:** None

### Committee References

[Intergovernmental Affairs](#)



[Natural Resources & Disasters](#)



[State Affairs](#)

## SUMMARY

### Effect of the Bill:

The bill directs the Board of Trustees of the Internal Improvement Trust Fund to convey approximately 41.1 acres from the state to the Village of Tequesta in Palm Beach County. The bill requires the city to use the land for recreational, educational, and conservation activities.

### Fiscal or Economic Impact:

None

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## ANALYSIS

### EFFECT OF THE BILL:

The bill directs the Board of Trustees of the Internal Improvement Trust Fund (Board) to convey, in fee simple, approximately 41.1 acres of [state lands](#) in Martin County, known as [Tequesta Park](#), to the City Commission of the [Village of Tequesta](#) (Village) in Palm Beach County. (Section [1](#))

The bill requires the Village to continuously manage the property as a public park and greenspace for outdoor recreation, educational, and conservation activities. (Section [2](#))

The bill requires the Village to retain ownership of the property in perpetuity. Any sale of the property will result in the property's ownership reverting back to the State of Florida. (Section [3](#))

The bill requires that the Board convey the property to the village within 60 days of the bill taking effect. (Section [4](#))

The bill provides an effective date of upon becoming a law or on June, 1, 2026, whichever occurs earlier. (Section [5](#))

### FISCAL OR ECONOMIC IMPACT:

#### LOCAL GOVERNMENT:

The Economic Impact Statement for the bill states the bill will have no fiscal impact as the Village currently administers the park property and existing governmental services will not be affected.

**STORAGE NAME:** h4025.IAS

**DATE:** 12/4/2025

## RELEVANT INFORMATION

### SUBJECT OVERVIEW:

#### [State Lands](#)

The State of Florida owns lands for many purposes including preservation, conservation, recreation, water management, historic preservation, and administration of government. These lands include all:

- Swamp and overflowed lands held by the state or that may inure to the state.
- Lands owned by the state by right of its sovereignty;<sup>1</sup>
- Internal improvement lands proper;
- Tidal lands;
- Lands covered by shallow waters of the ocean or gulf, or bays or lagoons thereof, and all lands owned by the state covered by fresh water;
- Parks, reservations, or lands or bottoms set aside in the name of the state, excluding lands held for transportation facilities and transportation corridors and canal rights-of-way; and
- Lands that have accrued or may accrue to the state.<sup>2</sup>

State lands are held in trust for the use and benefit of the people of Florida by the Board of Trustees of the Internal Improvement Trust Fund (Board).<sup>3</sup> The Board consists of the Governor, Attorney General, Chief Financial Officer, and Commissioner of Agriculture.<sup>4</sup> The Board may sell, transfer, and administer state lands in the manner consistent with state law.<sup>5</sup>

The Division of State Lands within the Department of Environmental Protection generally performs all staff duties and functions related to the acquisition, administration, and disposition of state lands, although certain staff duties may be performed by water management districts, the Department of Agriculture and Consumer Services, and the Fish and Wildlife Conservation Commission.<sup>6</sup>

#### [Village of Tequesta](#)

The Village of Tequesta (Village) was incorporated in Palm Beach County in 1957.<sup>7</sup> The Village comprises approximately 2.2 square miles of lands between the Loxahatchee River and the Atlantic Ocean. The Village primarily consists of single-family homes and condominium complexes, with a current population of approximately 6,200 residents.<sup>8</sup>

#### [Tequesta Park](#)

Tequesta Park is a 41.1 acre park located in Martin County that is managed by the Village.<sup>9</sup> The park features baseball and softball fields, tennis courts, pickleball courts, basketball courts, a nature trail, a dog park, and a parking area. Approximately 20 acres of the park is undeveloped sand pine habitat. The Village proposed a plan in 2023 to redevelop a portion of the park to include a splash pad, new restrooms, a shaded playground, a multi-use field, a community garden, two sand volleyball courts, a pavilion, new sidewalks, and renovated baseball and softball fields.<sup>10</sup>

<sup>1</sup> These are “sovereignty submerged lands,” which include but are not limited to, tidal lands, islands, sand bars, shallow banks, and lands waterward of the ordinary or mean high water line, beneath navigable fresh water or beneath tidally-influenced waters, to which the State of Florida acquired title on March 3, 1845, by virtue of statehood, and which have not been heretofore conveyed or alienated. R. 18-21.003(67), F.A.C.

<sup>2</sup> [S. 253.03\(1\), F.S.](#)

<sup>3</sup> [S. 253.001, F.S.](#)

<sup>4</sup> [S. 253.02\(1\), F.S.](#)

<sup>5</sup> *Id.*

<sup>6</sup> [S. 253.002\(1\), F.S.](#)

<sup>7</sup> Ch. 57-1915, Laws of Fla.

<sup>8</sup> Village of Tequesta, [Resident Services](#) (last visited Dec. 4, 2025).

<sup>9</sup> Florida Dept. of Environmental Protection, [Tequesta Park Land Management Plan](#) (Apr. 18, 2023) (last visited Dec. 4, 2025).

<sup>10</sup> *Id.*

In 2005, the Village signed a 50-year lease with the Board to manage Tequesta Park for the conservation and protection of natural and historical resources and for public outdoor activities and education that are compatible with the conservation and protection of the public land.<sup>11</sup> The park was leased by the Village to meet their comprehensive plan goal for recreation, park, and green space. The lease terms require the Village to pay all utility fees for the property, maintain fire, risk, and liability insurance policies during the term of the lease, and maintain the park in good condition and working order, which includes maintaining all buildings, roads, and canals on the property. The lease terms also require the Village to pay the Board an annual administrative fee of \$300.

### 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>12</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>13</sup> at least 30 days prior to the introduction of the local bill in the House or Senate.<sup>14</sup> The bill was noticed on the publicly accessible website of [Palm Beach County on September 16, 2025](#).

The House local bill policy requires a completed and signed Local Bill Certification Form and Economic Impact Statement Form be filed with the Clerk of the House at the time the local bill is filed or as soon thereafter as possible.<sup>15</sup> Under the policy, a committee or subcommittee may not consider a local bill unless these forms have been filed. The following forms have been submitted for the bill:

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

## BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
<a href="#">Intergovernmental Affairs Subcommittee</a>			Darden	Hilliard
<a href="#">Natural Resources &amp; Disasters Subcommittee</a>				
<a href="#">State Affairs Committee</a>				

<sup>11</sup>Board of Trustees of the Internal Improvement Trust Fund, [Lease Agreement #4505](#) (July 26, 2005).

<sup>12</sup> [Art. III, s. 10, Fla. Const.](#)

<sup>13</sup> [S. 50.0311\(2\), F.S.](#)

<sup>14</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>15</sup> Intergovernmental Affairs Subcommittee, [Local Bill Policies and Procedures Manual](#), p. 11 (last visited Dec. 4, 2025).