

THE FLORIDA SENATE  
2026 SUMMARY OF LEGISLATION PASSED  
**Committee on Community Affairs**

**CS/CS/SB 1180 — Community Development Districts**

by Fiscal Policy Committee; Community Affairs Committee; and Senator Arrington

**CDD Board of Supervisors Recall Procedure**

The bill creates a recall election process for a member of a community development district's (CDD) board of supervisors that largely mirrors existing procedures for municipalities and charter counties. The bill provides the grounds for removal of a member of the board of supervisors is limited to certain offenses, including:

- Malfeasance;
- Misfeasance;
- Neglect of duty;
- Drunkenness;
- Incompetence;
- Permanent inability to perform official duties; or
- Conviction of a felony involving moral turpitude.

In addition, the bill sets requirements for initiating a recall petition, creates processes regarding petition filing and signature verification, and specifies ballot language. The bill also provides noticing requirements, establishes a procedure for filling vacancies created by a recall, and prescribes penalties for offenses related to the petition process. A person who is removed by a recall or resigns after a petition has been filed against him or her is not eligible to be appointed to the CDD's governing body for two years after the date of the recall or resignation.

**Synthetic Turf Regulations**

In 2025, the Legislature directed the Department of Environmental Protection (DEP) to adopt by rule minimum standards for the installation of synthetic turf on single-family residential properties of one acre or less. Upon adoption of the rule, local governments may not prohibit property owners from installing synthetic turf that complies with DEP standards or regulate synthetic turf inconsistent with DEP's standards. This bill provides that the prohibition on local government regulation of synthetic turf in s. 125.572, F.S., does not limit a CDD's ability to enforce deed restrictions.

**Compact, Urban, Mixed-Use CDD**

The bill expands the definition of "compact, urban, mixed-use district," which is a specialized type of CDD that aims to provide for a compact downtown, high intensity development, with mixed uses. The bill amends the definition to include a district that consists of a maximum of 75 acres, which is located within a municipality, and is within a qualified opportunity zone designated by the U.S. Department of the Treasury or a community redevelopment area which district has development entitlements of:

- At least 400,000 square feet of retail development and 500 residential units; or
- At least 250,000 square feet of commercial development and 500 residential units that are affordable for very low-income, low-income, or moderate-income persons.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect on July 1, 2026.

*Vote: Senate 37-0; House 112-0*