

1                   A bill to be entitled  
2           An act relating to community development districts;  
3           amending s. 125.572, F.S.; providing that specified  
4           provisions regarding synthetic turf do not apply to  
5           community development districts enforcing deed  
6           restrictions; amending s. 190.003, F.S.; revising the  
7           definition of the term "compact, urban, mixed-use  
8           district"; creating s. 190.0071, F.S.; providing  
9           definitions; authorizing the removal of certain  
10          members of the board of supervisors of a community  
11          development district by recall; providing requirements  
12          for the recall procedure; providing the grounds for  
13          removal of elected members; providing requirements for  
14          a recall petition; providing that the recall committee  
15          and the member to be recalled are subject to specified  
16          campaign financing requirements; providing  
17          requirements for certain petitions and signatures;  
18          providing requirements for filing signed petitions;  
19          prohibiting the petition from being amended after it  
20          is filed except in specified circumstances; requiring  
21          the clerk to make certain notifications within a  
22          specified timeframe; providing requirements for the  
23          verification of signatures on a certain petition;  
24          requiring the committee to pay in advance for such  
25          verification; providing requirements for supervisors

26 | of elections when verifying signatures; requiring the  
27 | clerk to take specified actions if certain  
28 | determinations are made about the number of  
29 | signatures; authorizing an elector to remove his or  
30 | her name from certain petitions in a specified manner;  
31 | requiring the clerk to take certain actions in  
32 | response to such removal; providing requirements for a  
33 | Record of Recall Proceedings; providing requirements  
34 | for a recall referendum; requiring ballots at such  
35 | referendum meet certain specifications; authorizing a  
36 | recall referendum be canceled in certain  
37 | circumstances; requiring vacancies created by recall  
38 | to be filled in a specified manner; prohibiting  
39 | specified persons from being eligible for appointment  
40 | to the board of supervisors for a certain time period;  
41 | prohibiting certain actions related to the specified  
42 | petitions; providing penalties; amending s. 190.006,  
43 | F.S.; providing that certain board members of  
44 | community development districts are subject to  
45 | specified election recall provisions; providing an  
46 | effective date.

47 |  
48 | Be It Enacted by the Legislature of the State of Florida:

49 |  
50 | **Section 1. Subsection (3) of section 125.572, Florida**

51 **Statutes, is amended to read:**

52 125.572 Regulation of synthetic turf.—

53 (3) (a) Upon the Department of Environmental Protection  
 54 adopting rules pursuant to subsection (4), a local government  
 55 may not:

56 1. (a) Adopt or enforce any ordinance, resolution, order,  
 57 rule, or policy that prohibits, or is enforced to prohibit, a  
 58 property owner from installing synthetic turf that complies with  
 59 Department of Environmental Protection standards adopted  
 60 pursuant to this section which apply to single-family  
 61 residential property.

62 2. (b) Adopt or enforce any ordinance, resolution, order,  
 63 rule, or policy that regulates synthetic turf which is  
 64 inconsistent with the Department of Environmental Protection  
 65 standards adopted pursuant to this section which apply to  
 66 single-family residential property.

67 (b) This subsection does not apply to the adoption or  
 68 enforcement of any resolution, order, rule, or policy by a  
 69 community development district to enforce deed restrictions.

70 **Section 2. Subsection (7) of section 190.003, Florida**  
 71 **Statutes, is amended to read:**

72 190.003 Definitions.—As used in this chapter, the term:

73 (7) "Compact, urban, mixed-use district" means a district  
 74 consisting of a maximum of 75 acres which is located within a  
 75 municipality, and within either a qualified opportunity zone

76 designated by the United States Department of the Treasury  
 77 pursuant to 26 U.S.C. s. 1400Z-1 or a community redevelopment  
 78 area created pursuant to s. 163.356, ~~which district that~~  
 79 ~~consists of a maximum of 75 acres,~~ and has development  
 80 entitlements of:

81 (a) At least 400,000 square feet of retail development and  
 82 500 residential units; or

83 (b) At least 250,000 square feet of commercial development  
 84 and 500 residential rental units that are affordable for very-  
 85 low-income, low-income, or moderate-income persons, as defined  
 86 in s. 420.0004, s. 420.602, or s. 420.9071.

87 **Section 3. Section 190.0071, Florida Statutes, is created**  
 88 **to read:**

89 190.0071 Community development district recall.-

90 (1) DEFINITIONS.-As used in this section, the term:

91 (a) "Clerk," as the context requires, means:

92 1. If the community development district was established  
 93 by ordinance of a local general-purpose government pursuant to  
 94 s. 190.005(2), the clerk of such local general-purpose  
 95 government.

96 2. If the community development district was established  
 97 by rule of the Florida Land and Water Adjudicatory Commission  
 98 pursuant to s. 190.005(1), the clerk of the circuit court of the  
 99 county that contains a majority of the qualified electors of the  
 100 district.

101        (b) "Subdistrict" means the area or region previously  
 102        contained in a community development district that has been  
 103        merged with one or more other community development districts to  
 104        form a surviving merged district pursuant to s. 190.046.

105        (2) APPLICATION.—Any member of the board of supervisors of  
 106        a community development district who is elected to the board by  
 107        the qualified electors of the community development district,  
 108        and who has served at least one-fourth of his or her term of  
 109        office, may be removed from office by the qualified electors of  
 110        the district. If the member represents a subdistrict and is  
 111        elected only by electors residing in that subdistrict, only  
 112        electors residing in that subdistrict are eligible to sign the  
 113        petition to recall that member and are entitled to vote in the  
 114        recall election. If the member is elected at large by the  
 115        electors of the district, all electors of the district are  
 116        eligible to sign the petition to recall that member and are  
 117        entitled to vote in the recall election. Members may be removed  
 118        from office pursuant to the procedures provided in this section.

119        (3) GROUNDS FOR RECALL.—The grounds for removal of members  
 120        of the board of supervisors of a district elected by qualified  
 121        electors are, for the purposes of this act, limited to the  
 122        following reasons and must be contained in the recall petition:

- 123        (a) Malfeasance;
- 124        (b) Misfeasance;
- 125        (c) Neglect of duty;

126 (d) Drunkenness;

127 (e) Incompetence;

128 (f) Permanent inability to perform official duties; or

129 (g) Conviction of a felony involving moral turpitude.

130 (4) RECALL PETITION.—

131 (a) Petition content.—A recall petition must contain the  
132 name of the board member sought to be recalled and a statement  
133 of grounds for recall, which are limited solely to those  
134 specified in subsection (3). If more than one member of the  
135 board of supervisors is sought to be recalled, regardless of  
136 whether such member is elected by the electors of a district or  
137 by the electors of a subdistrict, a separate recall petition  
138 must be prepared for each board member sought to be recalled.

139 (b) Requisite signatures.—The petition must be signed by  
140 at least 10 percent of the total number of registered electors  
141 of the district or of a subdistrict.

142 (c) Recall committee.—The qualified electors of the  
143 district making charges contained in the statement of grounds  
144 for recall, as well as those signing the recall petition, must  
145 be designated as the recall committee. A specific person must be  
146 designated in the petition as chair of the committee, and this  
147 person shall act on behalf of the committee and be personally  
148 responsible for the payment of the costs of the committee as set  
149 forth in this section. The recall committee and the board member  
150 being recalled are subject to chapter 106.

151        (d) Signature process.—Only electors of the district or  
152 subdistrict, as applicable, are eligible to sign the recall  
153 petition. Each petition must contain appropriate lines for each  
154 elector's original signature which signature shall be made in  
155 ink or indelible pencil; printed name; street address; city;  
156 county; voter registration number or date of birth; Florida  
157 driver license number, Florida identification card number issued  
158 pursuant to s. 322.051, or the last four digits of the elector's  
159 social security number; and the date signed.

160        (e) Filing of signed petitions.—The recall petition and  
161 its accompanying signature pages must be filed by the chair of  
162 the recall committee no later than 35 days after the date on  
163 which the first signature is obtained on the recall petition.  
164 The petition may not be amended after it is filed with the  
165 clerk, except as provided in subparagraph (h)3.

166        (f) Notification.—The clerk shall provide written notice,  
167 by certified mail, to the district's registered agent and the  
168 board member subject to recall that a recall petition has been  
169 filed, and provide a copy of such petition, within 7 days of  
170 receipt of the recall petition.

171        (g) Verification of signatures.—

172        1. No more than 60 days after the date on which the recall  
173 petition is filed, the clerk shall submit the recall petition to  
174 the supervisor of elections, who shall promptly verify the  
175 signatures in accordance with s. 99.097 and determine whether

176 the requisite number of valid signatures has been obtained. The  
177 recall committee must pay in advance to the supervisor of  
178 elections the actual cost of such signature verification. If the  
179 community development district lies in more than one county, the  
180 clerk shall submit the recall petition to the supervisor of  
181 elections in each county in which the district is located. In  
182 such event, the supervisor of elections of each county shall  
183 make a determination as to whether the requisite number of  
184 verified and valid signatures has been submitted for their  
185 respective jurisdictions, and upon receipt of such  
186 determinations, the supervisor of elections of the county in  
187 which the clerk is located shall be responsible for providing  
188 the reporting required by paragraph (h).

189 2. The petition and its accompanying documents provided to  
190 the clerk shall, upon request, be made available in alternative  
191 formats by the recall committee as requested by the clerk.

192 (h) Reporting.—

193 1. If the supervisor of elections determines that the  
194 recall petition does not contain the requisite number of  
195 verified and valid signatures, the recall proceedings are  
196 terminated and the clerk must provide written notice of such  
197 insufficiency determination and termination of recall  
198 proceedings to the district's registered agent, the board member  
199 subject to recall, and the recall committee without taking  
200 further action. Any recall petition deemed insufficient may not

201 be used in any other proceeding.

202 2. If the supervisor of elections determines that the  
203 petition has the requisite number of verified and valid  
204 signatures, the clerk shall provide written notice, by certified  
205 mail, to the district's registered agent and the recall  
206 committee of the recall petition sufficiency determination, and  
207 shall serve upon the board member sought to be recalled, by  
208 certified mail, notice of such certification and a request that  
209 the board member submit a rebuttal statement to the clerk within  
210 30 days of receipt of the request.

211 3. A qualified elector may have his or her name removed  
212 from the recall petition by submitting a signed request in  
213 writing to the clerk stating such. Within 7 days of a qualified  
214 elector notifying the clerk to remove his or her name from the  
215 recall petition, the clerk shall recalculate the current  
216 percentage of verified and valid signatures. In the event the  
217 clerk determines that the number of current verified and valid  
218 signatures falls below the threshold required by paragraph (b),  
219 the clerk shall send written notice of such insufficiency  
220 determination and termination of recall proceedings to the  
221 district's registered agent, the board member subject to recall,  
222 and the recall committee without taking further action.

223 (5) RECORD OF RECALL PROCEEDINGS.—If the supervisor of  
224 elections determines that a recall petition has the requisite  
225 number of verified and valid signatures, and within 30 days

226 after the date of receipt of the rebuttal statement or after the  
227 last date a rebuttal statement could have been filed, the clerk  
228 shall prepare a document entitled "Record of Recall  
229 Proceedings." The Record of Recall Proceedings shall consist of  
230 the recall petition, the determination of the supervisor of  
231 elections regarding the amount of verified and valid signatures,  
232 and the rebuttal statement, if provided, or, if no rebuttal  
233 statement was received, an indication that none was received.  
234 The Record of Recall Proceedings shall be sent by certified mail  
235 to the district's registered agent, the board member subject to  
236 recall, and the chair of the recall committee. The district  
237 shall post the Record of Recall Proceedings on its website  
238 within 14 days of receipt.

239 (6) RECALL REFERENDUM PETITION.-

240 (a) Petition content.-Upon the receipt of the Record of  
241 Recall Proceedings, the recall committee may circulate a  
242 petition on whether a referendum to recall the board member  
243 should be held. A recall referendum petition must contain the  
244 name of the person sought to be recalled and a copy of the  
245 Record of Recall Proceedings.

246 (b) Requisite signatures.-The signed recall referendum  
247 must be signed by at least 15 percent of the electors.

248 (c) Signature process.-All qualified electors of the  
249 district are eligible to sign the recall referendum petition.  
250 Each recall referendum petition must contain appropriate lines

251 for each qualified elector's original signature which signature  
252 shall be made in ink or indelible pencil; printed name; street  
253 address; city; county; voter registration number or date of  
254 birth; Florida driver license number, Florida identification  
255 card number issued pursuant to s. 322.051, or the last four  
256 digits of the qualified elector's social security number; and  
257 the date signed.

258 (d) Filing of signed petitions.-The signed recall  
259 referendum petition and its accompanying signature pages shall  
260 be filed with the clerk no later than 60 days after the chair of  
261 the recall committee's receipt of the Record of Recall  
262 Proceedings.

263 (e) Notification.-The clerk shall provide written notice,  
264 by certified mail, to the district's registered agent and the  
265 board member subject to recall that a recall referendum petition  
266 has been filed, and provide a copy of such petition, within 7  
267 days of receipt of the recall referendum petition.

268 (f) Verification of signatures.-

269 1. No more than 30 days after the date on which the recall  
270 referendum petition is filed, the clerk shall submit the recall  
271 referendum petition to the supervisor of elections, who shall  
272 promptly verify the signatures in accordance with s. 99.097 and  
273 determine whether the requisite number of valid signatures has  
274 been obtained. The recall committee must pay in advance to the  
275 supervisor of elections the actual cost of such signature

276 verification. If the community development district lies in more  
277 than one county, the clerk shall submit the recall referendum  
278 petition to the supervisor of elections in each county in which  
279 the district is located. In such event, the supervisor of  
280 elections of each county shall make a determination as to  
281 whether the requisite number of verified and valid signatures  
282 has been submitted for their respective jurisdictions, and upon  
283 receipt of such determinations, the supervisor of elections of  
284 the county in which the clerk is located shall be responsible  
285 for providing the reporting required by paragraph (g).

286 2. The recall referendum petition and its accompanying  
287 documents provided to the clerk shall, upon request, be made  
288 available in alternative formats by the recall committee as  
289 requested by the clerk.

290 (g) Reporting.—

291 1. If the supervisor of elections determines that the  
292 recall referendum petition does not contain the requisite number  
293 of verified and valid signatures, the recall vote proceedings  
294 are terminated and the clerk must provide written notice of such  
295 insufficiency determination and termination of recall vote  
296 proceedings to the registered agent of the district, the board  
297 member subject to recall, and the recall committee without  
298 taking further action. Any recall referendum petition deemed  
299 insufficient may not be used in any other proceeding.

300 2. If the supervisor of elections determines that the

301 recall referendum petition has the requisite number of verified  
302 and valid signatures, the clerk shall provide written notice, by  
303 certified mail, to the district's registered agent, the board  
304 member sought to be recalled, and the recall committee of the  
305 recall referendum petition sufficiency determination and the  
306 date, time, and location of the recall referendum.

307 3. Within 7 days of a qualified elector notifying the  
308 clerk to remove his or her name from the recall referendum  
309 petition, the clerk shall recalculate the current percentage of  
310 verified and valid signatures. In the event that the number of  
311 current verified and valid signatures falls below the threshold  
312 required by paragraph (b), the clerk shall send written notice  
313 of such insufficiency determination and termination of recall  
314 proceedings to the district's registered agent, the board member  
315 subject to recall, and the recall committee without taking  
316 further action.

317 (7) RECALL REFERENDUM.—

318 (a) Upon its confirmation that the recall referendum  
319 petition has the requisite number of verified and valid  
320 signatures, the supervisor of elections shall fix a day for  
321 holding the recall referendum. The supervisor of elections shall  
322 administer such referendum in accordance with s. 190.006(3)(d).  
323 The recall committee must pay in advance to the supervisor of  
324 elections the actual cost of holding the recall referendum.

325 (b) Any recall election must be held not less than 30 days

326 or more than 90 days after the certification, and at the same  
327 time as any other general or special election held within such  
328 period; but if no such election is to be held within that  
329 period, the referendum must be conducted at a special election  
330 to be held within the period aforesaid.

331 (c) Notice of the recall referendum shall be published by  
332 the district in a newspaper of general circulation in the area  
333 of the district at least 14 days in advance of such referendum.  
334 Notice of the recall referendum shall also be mailed to each  
335 qualified elector at his or her last known address at least 14  
336 days in advance of such referendum. The board shall use and rely  
337 upon the official records maintained by the supervisor of  
338 elections and property appraiser or tax collector in each county  
339 in determining such addresses. The notices shall contain the  
340 date, time, and location of the referendum and shall include a  
341 statement that the Record of Recall Proceedings is available for  
342 review on the district's website. The recall committee must pay  
343 in advance to the district the actual cost of the recall  
344 referendum notices.

345 (d) The ballots at the recall referendum must conform to  
346 the following: With respect to each person whose removal is  
347 sought, the question must be submitted: "Shall (name of person)  
348 be removed as a member of the board of supervisors of (name of  
349 community development district) by recall?" Immediately  
350 following each question there must be printed on the ballots the

351 two propositions in the following order:

352 "...(name of person)... should be removed from office."

353 "...(name of person)... should not be removed from office."

354 (e) A recall referendum authorized by this section shall  
355 be canceled by the supervisor of elections if the board member  
356 subject to the recall submits his or her irrevocable resignation  
357 in advance of such referendum. The district must promptly  
358 provide the clerk and the supervisor of elections a copy of any  
359 such resignation, but no more than 7 days after receipt of same.

360 (8) FILLING OF VACANCIES CREATED BY RECALL.—

361 (a) If a majority of the qualified electors of the  
362 district or subdistrict approve the recall of the board member  
363 in the recall referendum, as determined by the supervisor of  
364 elections, the board member subject to the recall immediately  
365 ceases to hold office. The vacancy created by the recall must be  
366 filled by the board of supervisors pursuant to s. 190.006(4),  
367 except that, if 3 or more board members are recalled at the same  
368 referendum, the Governor shall fill the vacancy pursuant to s.  
369 114.04.

370 (b) If a majority of the qualified electors of the  
371 district or subdistrict do not approve the recall, the recall  
372 proceedings are terminated.

373 (9) RESTRICTIONS ON BOARD APPOINTMENT.—A person who is  
374 removed by a recall pursuant to this section, or resigns after a  
375 petition has been filed against him or her, is not eligible to

376 be appointed to the district's board of supervisors within a  
 377 period of 2 years after the date of such recall or resignation.

378 (10) RETENTION OF PETITION.—The clerk shall preserve all  
 379 papers comprising or connected with a petition for recall for a  
 380 period of 2 years after they are filed.

381 (11) OFFENSES RELATING TO RECALL PETITIONS AND RECALL  
 382 REFERENDUM PETITIONS.—A person may not impersonate another,  
 383 purposely write his or her name or residence falsely in the  
 384 signing of any recall petition or recall referendum petition or  
 385 forge any name thereto, or sign any paper with knowledge that he  
 386 or she is not a qualified elector of the district. A person may  
 387 not employ or pay another to accept employment or payment for  
 388 circulating or witnessing a recall petition or recall referendum  
 389 petition. A person who violates this section commits a  
 390 misdemeanor of the second degree, punishable as provided in s.  
 391 775.082 or s. 775.083.

392 **Section 4. Paragraph (e) is added to subsection (3) of**  
 393 **section 190.006, Florida Statutes, to read:**

394 190.006 Board of supervisors; members and meetings.—

395 (3)

396 (e) Any board member elected to the board of supervisors  
 397 by the qualified electors of the district pursuant to this  
 398 subsection is subject to the recall procedures provided for in  
 399 s. 190.0071.

400 **Section 5.** This act shall take effect July 1, 2026.