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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/24/2026	.	
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The Committee on Fiscal Policy (Arrington) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (3) of section 125.572, Florida
Statutes, is amended to read:

125.572 Regulation of synthetic turf.-

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



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11 ~~1.(a)~~ Adopt or enforce any ordinance, resolution, order,
12 rule, or policy that prohibits, or is enforced to prohibit, a
13 property owner from installing synthetic turf that complies with
14 Department of Environmental Protection standards adopted
15 pursuant to this section which apply to single-family
16 residential property.

17 ~~2.(b)~~ Adopt or enforce any ordinance, resolution, order,
18 rule, or policy that regulates synthetic turf which is
19 inconsistent with the Department of Environmental Protection
20 standards adopted pursuant to this section which apply to
21 single-family residential property.

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

25 Section 2. Subsection (7) of section 190.003, Florida
26 Statutes, is amended to read:

27 190.003 Definitions.—As used in this chapter, the term:

28 (7) “Compact, urban, mixed-use district” means a district
29 consisting of a maximum of 75 acres which is located within a
30 municipality, and within either a qualified opportunity zone
31 designated by the United States Department of the Treasury
32 pursuant to 26 U.S.C. s. 1400Z-1 or a community redevelopment
33 area created pursuant to s. 163.356, which district ~~that~~
34 ~~consists of a maximum of 75 acres, and~~ has development
35 entitlements of:

36 (a) At least 400,000 square feet of retail development and
37 500 residential units; or

38 (b) At least 250,000 square feet of commercial development
39 and 500 residential rental units that are affordable for very-



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40 low-income, low-income, or moderate-income persons, as defined
41 in s. 420.0004, s. 420.602, or s. 420.9071.

42 Section 3. Section 190.0071, Florida Statutes, is created
43 to read:

44 190.0071 Community development district recall.-

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

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

47 1. If the community development district was established by
48 ordinance of a local general-purpose government pursuant to s.
49 190.005(2), the clerk of such local general-purpose government.

50 2. If the community development district was established by
51 rule of the Florida Land and Water Adjudicatory Commission
52 pursuant to s. 190.005(1), the clerk of the circuit court of the
53 county that contains a majority of the qualified electors of the
54 district.

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

59 (2) APPLICATION.-Any member of the board of supervisors of
60 a community development district who is elected to the board by
61 the qualified electors of the community development district may
62 be removed from office by the qualified electors of the
63 district. To be subject to recall, the member must have served
64 at least one-fourth of his or her term of office at the time a
65 petition is filed as provided in subsection (4). If the member
66 represents a subdistrict and is elected only by electors
67 residing in that subdistrict, only electors residing in that
68 subdistrict are eligible to sign the petition to recall that



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69 member and are entitled to vote in the recall election. If the
70 member is elected at large by the electors of the district, all
71 electors of the district are eligible to sign the petition to
72 recall that member and are entitled to vote in the recall
73 election. Members may be removed from office pursuant to the
74 procedures provided in this section.

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

- 79 (a) Malfeasance;
- 80 (b) Misfeasance;
- 81 (c) Neglect of duty;
- 82 (d) Drunkenness;
- 83 (e) Incompetence;
- 84 (f) Permanent inability to perform official duties; or
- 85 (g) Conviction of a felony involving moral turpitude.

86 (4) RECALL PETITION.—

87 (a) *Petition content.*—A recall petition must contain the
88 name of the board member sought to be recalled and a statement
89 of grounds for recall, which are limited solely to those
90 specified in subsection (3). If more than one member of the
91 board of supervisors is sought to be recalled, regardless of
92 whether such member is elected by the electors of a district or
93 by the electors of a subdistrict, a separate recall petition
94 must be prepared for each board member sought to be recalled.

95 (b) *Requisite signatures.*—The petition must be signed by at
96 least 10 percent of the total number of registered electors of
97 the district or of a subdistrict.



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98 (c) Recall committee.—The qualified electors of the
99 district making charges contained in the statement of grounds
100 for recall, as well as those signing the recall petition, must
101 be designated as the recall committee. A specific person must be
102 designated in the petition as chair of the committee, and such
103 person shall act on behalf of the committee. The recall
104 committee and the board member being recalled are subject to
105 chapter 106.

106 (d) Signature process.—Only electors of the district or
107 subdistrict, as applicable, are eligible to sign the recall
108 petition. Each petition must contain appropriate lines for each
109 elector's original signature, which signature must be made in
110 ink or indelible pencil; printed name; street address; city;
111 county; voter registration number or date of birth; Florida
112 driver license number, Florida identification card number issued
113 pursuant to s. 322.051, or the last four digits of the elector's
114 social security number; and the date signed.

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

121 (f) Notification.—The clerk shall provide written notice,
122 by certified mail, to both the district's registered agent and
123 the board member subject to recall that a recall petition has
124 been filed, and provide a copy of such petition, within 7 days
125 of receipt of the recall petition.

126 (g) Verification of signatures.—



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127 1. No more than 60 days after the date on which the recall
128 petition is filed, the clerk shall submit the recall petition to
129 the supervisor of elections, who shall promptly verify the
130 signatures in accordance with s. 99.097 and determine whether
131 the requisite number of valid signatures has been obtained. The
132 recall committee must pay in advance to the supervisor of
133 elections the actual cost of such signature verification. If the
134 community development district lies in more than one county, the
135 clerk must submit the recall petition to the supervisor of
136 elections in each county in which the district is located. In
137 such event, the supervisor of elections of each county shall
138 determine the number of verified and valid signatures that have
139 been submitted for their respective jurisdictions, and upon
140 receipt of such determinations, the supervisor of elections of
141 the county in which the clerk is located shall be responsible
142 for providing the reporting required by paragraph (h).

143 2. The petition and its accompanying documents provided to
144 the clerk must, upon request, be made available in alternative
145 formats by the recall committee as requested by the clerk.

146 (h) Reporting.—

147 1. If the supervisor of elections determines that the
148 recall petition does not contain the requisite number of
149 verified and valid signatures, the recall proceedings are
150 terminated and the clerk must provide written notice of such
151 insufficiency determination and termination of recall
152 proceedings to the district's registered agent, the board member
153 subject to recall, and the recall committee without taking
154 further action. Any recall petition deemed insufficient may not
155 be used in any other proceeding.



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156 2. If the supervisor of elections determines that the
157 petition has the requisite number of verified and valid
158 signatures, the clerk must provide written notice, by certified
159 mail, to the district's registered agent and the recall
160 committee of the recall petition sufficiency determination, and
161 shall serve upon the board member sought to be recalled, by
162 certified mail, notice of such certification and a request that
163 the board member submit a rebuttal statement to the clerk within
164 30 days of receipt of the request.

165 3. A qualified elector may have his or her name removed
166 from the recall petition by submitting a signed request in
167 writing to the clerk stating such intention. Such request must
168 be made no later than 30 days after the date the elector signed
169 the petition. Within 7 days of a qualified elector notifying the
170 clerk to remove his or her name from the recall petition, the
171 clerk shall recalculate the current percentage of verified and
172 valid signatures. If the clerk determines that the number of
173 current verified and valid signatures falls below the threshold
174 required by paragraph (b), the clerk must send written notice of
175 such insufficiency determination and termination of recall
176 proceedings to the district's registered agent, the board member
177 subject to recall, and the recall committee without taking
178 further action.

179 (5) RECORD OF RECALL PROCEEDINGS.-If the supervisor of
180 elections determines that a recall petition has the requisite
181 number of verified and valid signatures, and within 30 days
182 after the date of receipt of the rebuttal statement or after the
183 last date a rebuttal statement could have been filed, the clerk
184 must prepare a document entitled "Record of Recall Proceedings."



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185 The Record of Recall Proceedings must include the recall
186 petition, the determination of the supervisor of elections
187 regarding the amount of verified and valid signatures, and the
188 rebuttal statement, if provided, or, if no rebuttal statement
189 was received, an indication that none was received. The Record
190 of Recall Proceedings must be sent by certified mail to the
191 district's registered agent, the board member subject to recall,
192 and the chair of the recall committee. The district shall post
193 the Record of Recall Proceedings on its website within 14 days
194 after receipt.

195 (6) RECALL REFERENDUM PETITION.—

196 (a) *Petition content.*—Upon the receipt of the Record of
197 Recall Proceedings, the recall committee may circulate a
198 petition on whether a referendum to recall the board member
199 should be held. A recall referendum petition must contain the
200 name of the person sought to be recalled and a copy of the
201 Record of Recall Proceedings.

202 (b) *Requisite signatures.*—The signed recall referendum must
203 be signed by at least 15 percent of the electors.

204 (c) *Signature process.*—All qualified electors of the
205 district are eligible to sign the recall referendum petition.
206 Each recall referendum petition must contain appropriate lines
207 for each qualified elector's original signature, which signature
208 shall be made in ink or indelible pencil; printed name; street
209 address; city; county; voter registration number or date of
210 birth; Florida driver license number, Florida identification
211 card number issued pursuant to s. 322.051, or the last four
212 digits of the qualified elector's social security number; and
213 the date signed.



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214 (d) Filing of signed petitions.—The signed recall
215 referendum petition and its accompanying signature pages must be
216 filed with the clerk no later than 60 days after the chair of
217 the recall committee’s receipt of the Record of Recall
218 Proceedings.

219 (e) Notification.—The clerk shall provide written notice,
220 by certified mail, to both the district’s registered agent and
221 the board member subject to recall that a recall referendum
222 petition has been filed, and provide a copy of such petition,
223 within 7 days of receipt of the recall referendum petition.

224 (f) Verification of signatures.—

225 1. No more than 30 days after the date on which the recall
226 referendum petition is filed, the clerk shall submit the recall
227 referendum petition to the supervisor of elections, who shall
228 promptly verify the signatures in accordance with s. 99.097 and
229 determine whether the requisite number of valid signatures has
230 been obtained. The recall committee must pay in advance to the
231 supervisor of elections the actual cost of such signature
232 verification. If the community development district lies in more
233 than one county, the clerk must submit the recall referendum
234 petition to the supervisor of elections in each county in which
235 the district is located. In such event, the supervisor of
236 elections of each county shall determine the number of verified
237 and valid signatures that have been submitted for his or her
238 respective jurisdiction, and upon receipt of such
239 determinations, the supervisor of elections of the county in
240 which the clerk is located shall be responsible for providing
241 the reporting required by paragraph (g).

242 2. The recall referendum petition and its accompanying



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243 documents provided to the clerk must, upon request, be made
244 available in alternative formats by the recall committee as
245 requested by the clerk.

246 (g) Reporting.-

247 1. If the supervisor of elections determines that the
248 recall referendum petition does not contain the requisite number
249 of verified and valid signatures, the recall vote proceedings
250 are terminated and the clerk must provide written notice of such
251 insufficiency determination and termination of recall vote
252 proceedings to the registered agent of the district, the board
253 member subject to recall, and the recall committee without
254 taking further action. Any recall referendum petition deemed
255 insufficient may not be used in any other proceeding.

256 2. If the supervisor of elections determines that the
257 recall referendum petition has the requisite number of verified
258 and valid signatures, the clerk must provide written notice, by
259 certified mail, to the district's registered agent, the board
260 member sought to be recalled, and the recall committee of the
261 recall referendum petition sufficiency determination and the
262 date, time, and location of the recall referendum.

263 3. A qualified elector may have his or her name removed
264 from the recall referendum petition by submitting a signed
265 written request to the clerk stating such intention. Such
266 request must be made no later than 30 days after the date the
267 elector signed the petition. Within 7 days of a qualified
268 elector notifying the clerk to remove his or her name from the
269 recall referendum petition, the clerk shall recalculate the
270 current percentage of verified and valid signatures. If the
271 number of current verified and valid signatures falls below the



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272 threshold required by paragraph (b), the clerk must send written
273 notice of such insufficiency determination and termination of
274 recall proceedings to the district's registered agent, the board
275 member subject to recall, and the recall committee without
276 taking further action.

277 (7) RECALL REFERENDUM.-

278 (a) Upon its confirmation that the recall referendum
279 petition has the requisite number of verified and valid
280 signatures, the supervisor of elections shall fix a day for
281 holding the recall referendum. The supervisor of elections shall
282 administer such referendum in accordance with s. 190.006(3)(d).
283 The recall committee must pay in advance to the supervisor of
284 elections the actual cost of holding the recall referendum.

285 (b) Any recall election must be held not less than 30 days
286 or more than 90 days after the certification, and at the same
287 time as any other general or special election held within such
288 period; but if no such election is to be held within that
289 period, the referendum must be conducted at a special election
290 to be held within the period aforesaid.

291 (c) Notice of the recall referendum shall be published by
292 the district in a newspaper of general circulation in the area
293 of the district at least 14 days in advance of such referendum.
294 Notice of the recall referendum shall also be mailed to each
295 qualified elector at his or her last known address at least 14
296 days in advance of such referendum. The board shall use and rely
297 upon the official records maintained by the supervisor of
298 elections and property appraiser or tax collector in each county
299 in determining such addresses. The notices shall contain the
300 date, time, and location of the referendum and shall include a



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301 statement that the Record of Recall Proceedings is available for
302 review on the district's website. The recall committee must pay
303 in advance to the district the actual cost of the recall
304 referendum notices.

305 (d) The ballots at the recall referendum must conform to
306 the following: With respect to each person whose removal is
307 sought, the question must be submitted: "Shall (name of person)
308 be removed as a member of the board of supervisors of (name of
309 community development district) by recall?" Immediately
310 following each question there must be printed on the ballots the
311 two propositions in the following order:

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

314 (e) A recall referendum authorized by this section must be
315 canceled by the supervisor of elections if the board member
316 subject to the recall submits his or her resignation, which is
317 irrevocable, within 20 days after notice is sent via certified
318 mail pursuant to paragraph (6) (e). The district shall promptly
319 provide the clerk and the supervisor of elections a copy of any
320 such resignation, but no more than 7 days after receipt of such
321 resignation.

322 (8) FILLING OF VACANCIES CREATED BY RECALL.-

323 (a) If a majority of the qualified electors of the district
324 or subdistrict voting in the recall referendum approves the
325 recall of the board member in the recall referendum, as
326 determined by the supervisor of elections, the board member
327 subject to the recall immediately ceases to hold office. The
328 vacancy created by the recall must be filled by the board of
329 supervisors pursuant to s. 190.006(4), except that, if three or



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330 more board members are recalled at the same referendum, the
331 Governor must fill the vacancy pursuant to s. 114.04.

332 (b) If a majority of the qualified electors of the district
333 or subdistrict voting in the recall referendum do not approve
334 the recall, the recall proceedings are terminated.

335 (9) RESTRICTIONS ON BOARD APPOINTMENT.—A person who is
336 removed by a recall pursuant to this section, or who resigns
337 after a petition has been filed against him or her, is not
338 eligible to be appointed to the district's board of supervisors
339 within a period of 2 years after the date of such recall or
340 resignation.

341 (10) RETENTION OF PETITION.—The clerk shall preserve all
342 papers comprising of or connected with a petition for recall for
343 a period of 2 years after such papers are filed.

344 (11) OFFENSES RELATING TO RECALL PETITIONS AND RECALL
345 REFERENDUM PETITIONS.—A person may not impersonate another,
346 purposely write his or her name or residence falsely in the
347 signing of any recall petition or recall referendum petition or
348 forge any name thereto, or sign any paper with knowledge that he
349 or she is not a qualified elector of the district. A person may
350 not employ or pay another to accept employment or payment for
351 circulating or witnessing a recall petition or recall referendum
352 petition. A person who violates this section commits a
353 misdemeanor of the second degree, punishable as provided in s.
354 775.082 or s. 775.083.

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

357 190.006 Board of supervisors; members and meetings.—

358 (3)



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359 (e) Any board member elected to the board of supervisors by
360 the qualified electors of the district pursuant to this
361 subsection is subject to the recall procedures provided for in
362 s. 190.0071.

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

364
365 ===== T I T L E A M E N D M E N T =====

366 And the title is amended as follows:

367 Delete everything before the enacting clause
368 and insert:

369 A bill to be entitled
370 An act relating to community development districts;
371 amending s. 125.572, F.S.; providing that specified
372 provisions regarding synthetic turf do not apply to
373 community development districts enforcing deed
374 restrictions; amending s. 190.003, F.S.; revising the
375 definition of the term "compact, urban, mixed-use
376 district"; creating s. 190.0071, F.S.; defining terms;
377 authorizing the removal of certain members of the
378 board of supervisors of a community development
379 district by recall; specifying requirements for the
380 recall procedure; specifying the grounds for recall of
381 elected members; providing for the designation of a
382 recall committee and committee chair; specifying
383 requirements for a recall petition; providing that the
384 recall committee and the member sought to be recalled
385 are subject to specified campaign financing
386 requirements; specifying requirements for certain
387 petitions and signatures; specifying requirements for



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388 filing signed petitions; prohibiting the petition from
389 being amended after it is filed; providing an
390 exception; requiring the clerk to make certain
391 notifications within a specified timeframe; specifying
392 requirements for the verification of signatures on a
393 certain petition; requiring the committee to pay in
394 advance to the supervisor of elections the actual cost
395 of such verification; providing requirements for
396 supervisors of elections when verifying signatures;
397 requiring the clerk to take specified actions if the
398 supervisor makes certain determinations regarding the
399 number of signatures; providing that a recall petition
400 deemed insufficient may not be used in another
401 proceeding; authorizing an elector to request that his
402 or her name be removed from certain petitions in a
403 specified manner; requiring the clerk to take certain
404 actions in response to such request for removal;
405 specifying requirements for a Record of Recall
406 Proceedings; specifying requirements for a recall
407 referendum; requiring that ballots at such referendum
408 meet certain specifications; requiring that a recall
409 referendum be canceled in certain circumstances;
410 specifying that certain resignations are irrevocable;
411 requiring that the district promptly provide a certain
412 copy to the clerk and the supervisor within a
413 specified timeframe; providing that a board member
414 subject to recall immediately ceases to hold office if
415 a majority of qualified electors approves the recall;
416 requiring that vacancies created by recall be filled



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417 in a specified manner; providing that recall
418 proceedings are terminated if a majority of qualified
419 electors do not approve the recall; prohibiting
420 certain persons from being eligible for appointment to
421 the board of supervisors for a specified timeframe;
422 requiring the clerk to preserve certain papers for a
423 specified timeframe; prohibiting certain actions
424 related to the specified petitions; providing
425 penalties; amending s. 190.006, F.S.; providing that
426 certain board members of community development
427 districts are subject to specified election recall
428 provisions; providing an effective date.