

ORDINANCE 26-14

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO ARTICLE II, CODE ENFORCEMENT SPECIAL MAGISTRATES, CHAPTER 2-7 MANATEE COUNTY CODE OF ORDINANCES; AMENDING POWERS OF THE SPECIAL MAGISTRATE, ADMINISTRATIVE FINES; AND COSTS OF REPAIR; LIENS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, authorizes the Board of County Commissioners of Manatee County, Florida (the "Board"), to exercise powers that are not inconsistent with general or special law; and

WHEREAS, this Ordinance (No. 26-14) amends Article II of Chapter 2-7 of the Manatee Code of Ordinances (the "Code") relating to Code Enforcement Special Magistrates and clarifies that the Magistrate may reduce fines and remove disruptive individuals from proceedings; and

WHEREAS, the Board finds that adopting this Ordinance is in the best interests of protecting the health, safety, and welfare of this County, its citizens, taxpayers, and business community.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County:

Section 1. Chapter 2-7, Article II, Section 2-7-25 of the Manatee County Code of Ordinances is hereby amended as follows, where the underlined text constitutes an addition and the ~~stricken~~ text constitutes a deletion:

Sec. 2-7-25. Powers of special magistrate.

(a) A special magistrate shall have the power to:

* * *

(5) Issue orders following a hearing, which shall have the force of law and which shall set forth the steps necessary to bring a violation into compliance with the code or ordinance that has been violated, including requirements for compliance by a specific date and daily fines if the violation continues beyond the compliance date.

(6) Reduce fines that have accrued or been imposed pursuant to this article prior to the recordation of the fine into a lien.

(7) Direct the removal of uncivil or disruptive persons from the proceedings.

* * *

Section 2. Chapter 2-7, Article II, Section 2-7-26 of the Manatee County Code of Ordinances is hereby amended as follows, where the underlined text constitutes an addition and the ~~stricken~~ text constitutes a deletion:

Sec. 2-7-26. - Administrative fines; costs of repair; liens.

* * *

(f) The special magistrate may, in his or her discretion, adopt a consent order proposed by the enforcing department setting forth agreed terms for payment of any fine in lieu of execution or foreclosure as set forth in subsection 2-7-27(a) of the Manatee County Code.

(g) After a lien securing a fine imposed pursuant to this section has been recorded, the Special Magistrate may review the matter and recommend a reduction of the fine. Any such recommendation shall be submitted to the Board of County Commissioners, which retains the sole authority to approve or deny the recommendation and make the final determination regarding any reduction of the fine.

(1) A reduction of a fine imposed by a special magistrate order that has been recorded as a lien may occur under the following conditions:

a. No fine reduction shall be considered where the property owner/violator appealed an order imposing the fine to the court and the County prevailed.

b. The property owner/violator and the property for which the fine was imposed shall have no pending county code violations and that all county code violations have been corrected prior to a request for a fine reduction.

c. A completed reduction application and payment of a \$50.00 filing fee shall be filed with County staff utilizing the Code Enforcement Division's form.

d. A letter outlining justification, mitigating factors, grounds, and factual basis for the requested fine reduction shall accompany the completed application and payment.

e. The special magistrate shall also consider the following in evaluating the requested fine reduction and making a recommendation to the Board of County Commissioners:

i. The gravity of the violation.

ii. Any actions taken by the property owner/violator to correct the violation.

iii. Costs incurred by the County for abatement and prosecution.

iv. The property owner/violator's responsiveness and cooperation in correcting the violation.

v. Any mitigating reasons or factors for the lack of cooperation, such as age, infirmity, physical disability, or financial limitation.

vi. The property owner/violator's history of code enforcement violations.

vii. The amount of time which has elapsed since the order imposing the fine was entered.

(2) The property owner/violator has the burden of justifying the request for the fine reduction.

(3) The special magistrate shall provide a written order setting forth a recommendation regarding the requested fine reduction after the fine reduction hearing.

(4) The special magistrate's recommended decision regarding the requested fine reduction may be appealed to the circuit court as set forth in Florida Statutes Section 162.11.

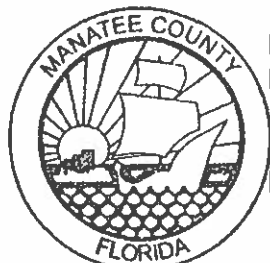
(5) Any recommended reduction in the fine amount is contingent upon the reduced amount being paid within the time specified in the special magistrate's order; failure to pay within said time may render the ordered reduction void.

Section 3. Codification. Pursuant to Section 125.68(1), Florida Statutes, the Codifier shall codify the substantive amendments to the Manatee County Code of Ordinances contained in Sections 1 and 2 of this Ordinance as provided therein and shall not codify any other section not designated for codification. For purposes of codification of any section of the Manatee County Code herein amended, words underlined represent additions to original text, and words stricken are deletions from the original text.

Section 4. Severability. If any section, subsection, sentence, provision or word of this Ordinance is held invalid, same shall be severable and the remainder of the Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board of County Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 5. Effective Date. This Ordinance shall be effective immediately upon filing with the State of Florida Department of State.

DULY ADOPTED with a quorum present and voting this on 25th day of August, 2026.



BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____

Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____

Deputy Clerk



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 26, 2026

Angelina Colonnese
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 26-14, which was filed in this office on August 26, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

From: [Municode Ords Admin](#)
To: [Robin Toth](#)
Subject: Re: Manatee County, FL Code of Ordinances - 1981(10428)
Date: Tuesday, September 1, 2026 10:45:13 AM
Attachments: [image001.png](#)

[NOTICE: This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

We have received your files.

Thank you and have a nice day.

Ords Administrator
Municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to Municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

svj (she/her/hers)

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Powering and Empowering Local Governments

From: Robin Toth <robin.toth@ManateeClerk.com>
Sent: Wednesday, August 26, 2026 3:28 PM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Manatee County Ordinance 26-14

Good Afternoon,

Attached is Manatee County Ordinance 26-14, adopted by the Manatee County Board of County Commissioners on 8/25/26.

Thank you,

Robin Toth

Deputy Clerk, Board Records Department



For Angelina "Angel" Colonnese
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4179
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

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