

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: US BANK TRUST NA;
LSF9 MASTER PARTICIPATION *trust*
2711 N Haskell Ave STE 2100
Dallas TX, 75204

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2607-0769

To Whom It May Concern:

Pursuant to Chapter 2-7 of the County Code of Ordinances and Chapter 162, Florida Statutes, a Code Enforcement Special Magistrate has the authority to hold hearings and assess fines for violations of County Codes and Ordinances.

PLEASE TAKE NOTICE that a hearing will be held on **WEDNESDAY, 9-23-2026** at 9:00 AM.
at the **Manatee County Administrative Building, 1112 Manatee Ave. W., Bradenton, Florida, Board Chambers, 1st floor,** before a Code Enforcement Special Magistrate, to consider and act upon an alleged violation by you, or on your property as indicated by the enclosed Notice of Violation.

You have the right to appear before the Code Enforcement Special Magistrate to respond to the charges and to present relevant facts. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question the Code Enforcement Officer or other witnesses against you at the hearing. Failure to appear may result in the Special Magistrate making a determination adverse to your interest.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: 9-2-2026

posted to property
Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *Cory Hayden*
Signature of Code Enforcement Officer

Cory Hayden
Code Enforcement Officer - Print Name

Public Safety Department
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34206

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact (941) 742-5800; TDD ONLY (941) 742-5802, wait 60 seconds; FAX (941) 745-3790.

An aggrieved party may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.
Florida Statutes 162.11



Manatee County Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Case #: ENF2607-0769

Date Issued: 07/28/2026

Violator(s):	Relationship:	Address:
US BANK TRUST NA	Violator - Owner	2711 N HASKELL AVE STE 2100 Dallas TX, 75204
LSF9 MASTER PARTICIPATION TRUST	Violator - Owner	2711 N HASKELL AVE STE 2100las Dallas TX, 75204
US BANK TRUST NA LSF9 MASTER PARTICIPATION TRUST	Owner	2711 N HASKELL AVE STE 2100 DALLAS TX, 75204-2933

Location of Violation(s):
6627 PINEFEATHER CT

City: BRADENTON
Parcel ID#: 1731568259000-2918800143

State: FL **Zip Code:** 34203

Description of Violation(s):

(2-9-107) Pool Maintenance CCO

2-9-107 Accessory structures and uses

Violation Details: The property pool in the rear property is not being maintained or being operated in a clean, safe, and sanitary manner.

Corrective Action

Every swimming pool, hot tub and spa shall be maintained and operated in a clean, safe, and sanitary manner at all times. Swimming pools, hot tubs and spas shall be maintained in working order so that the water remains free and clear of pollutants and debris, the water clarity allows the lowest part of the swimming pool, hot tub or spa to be seen from the deck, and the water quality does not create a breeding ground for mosquitoes or other insects.

Comply By : 08/12/2026

Status: In Violation-Issue NOV

Date Violation Issued: 7/28/2026

Inspector: Cory Hayden

Comply By: 08/12/2026



Manatee County Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Cory Hayden

Officer's

Signature:

Officer's Name Printed: Cory Hayden

Officer's Phone Number: (941) 718-2691

Received by: POSTED Date: 7/28/2024

Print Name: _____

IF THE VIOLATION(S) IS/ARE NOT CORRECTED, THE CODE ENFORCEMENT OFFICER MAY INSTITUTE FURTHER ACTION BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OR ISSUE A CITATION OR ISSUE A NOTICE TO APPEAR (NTA). IF YOU WISH TO DISCUSS THIS NOTICE OR SCHEDULE A RE-INSPECTION, PLEASE CALL THE CODE ENFORCEMENT OFFICER AND LEAVE YOUR NAME, CASE NUMBER AND A PHONE NUMBER WHERE YOU CAN BE REACHED.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 3635 38

ENF2607-0843 & ENF2607-0769- NOV
US Bank Trust NA & LSF9 Master Participation Trust
2711 N HASKELL AVE
Ste 2100
DALLAS, TX 75204-2911

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Cory Hayden
Date: 9/23/2026



Case # ENF2607-0769

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: US BANK Trust NA; LSF9 Master Participation Trust
- Violation address: 6627 Pinefeather Ct.
- PID: 1731568259
- Zoning: PD-R Single Family Residential



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on September 21, 2026

Parcel ID: 1731568259
Ownership: US BANK TRUST NA; LSF9 MASTER PARTICIPATION TRUST
Owner Type: TRUSTEE; UNDER TRUST
Mailing Address: US BANK TRUST NA, C/O HUDSON HOMES MANAGEMENT LLC, LSF9 MASTER PARTICIPATION TRUST, 2711 N HASKELL AVE STE 2100, DALLAS TX 75204-2933

Situs Address: 6627 PINEFEATHER CT, BRADENTON, FL 34203-7104
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Sec/Twp/Rge: 23-35S-18E
Neighborhood: 3543; TARA PHASE 2
Subdivision: 1731533; TAILFEATHER WAY AT TARA; LOT 85; PB 38/60

Parcel Type: REAL PROPERTY
Parcel Created: 01/15/2002
Split/Combine: SPLIT
Parent Parcel ID: 1731500439
Map Number: 5CS2

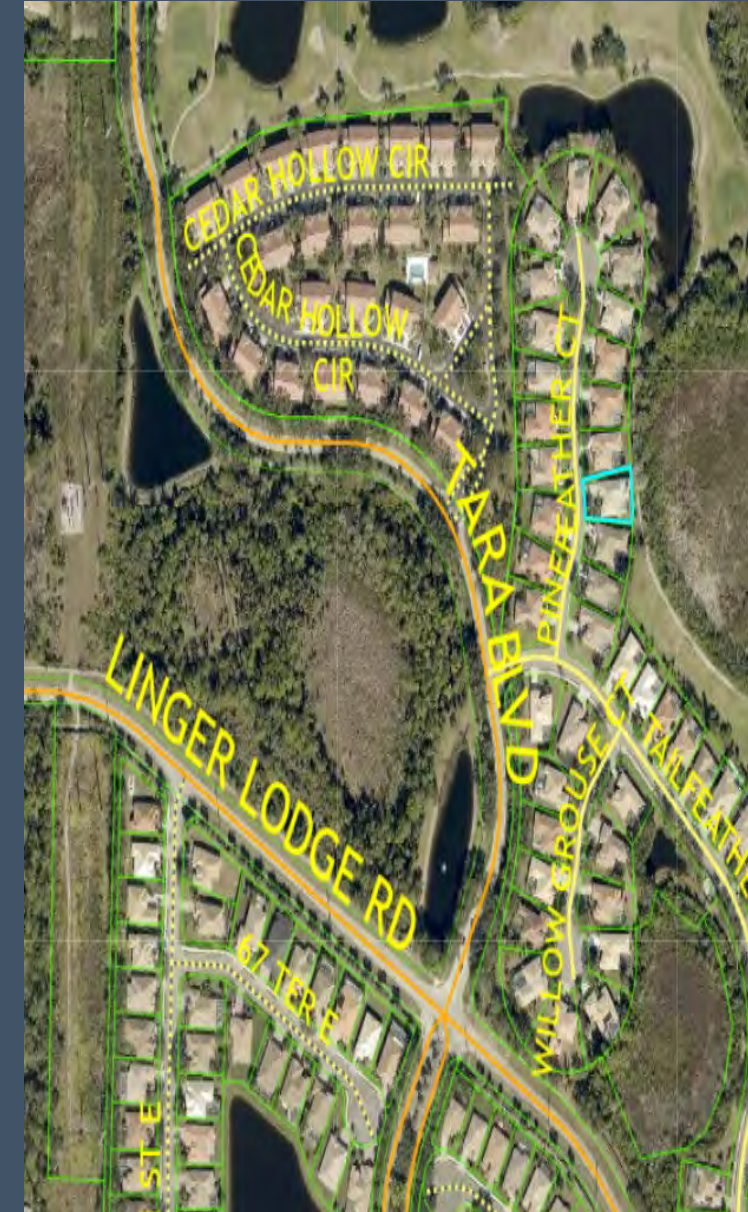
FEMA Value: \$535,249 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2126 Acres or 9,263 Square Feet
Building Area: 3,603 SqFt Under Roof / 2,765 SqFt Living or Business Area / 3,181 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



Site Location

General Location: Pinefeather Ct. and Tara Blvd.



Case # ENF2607-0769

Violation and Description

- Violation: Section 2-9-107 Accessory Structure and Uses
- Violation Description: The property pool in the rear property is not being maintained or being operated in a clean, safe, and sanitary manner.



Case # ENF2607-0769

Copy of the Code

- Section 2-9-107
- (d) *Swimming pools, hot tubs and spas.*
- (1) Every swimming pool, hot tub and spa shall be maintained and operated in a clean, safe, and sanitary manner at all times.
- (2) Swimming pools, hot tubs and spas shall be maintained in working order so that the water remains free and clear of pollutants and debris, the water clarity allows the lowest part of the swimming pool, hot tub or spa to be seen from the deck, and the water quality does not create a breeding ground for mosquitoes or other insects.



Exhibit 1

Violation of CCO
Section: 2-9-107

Address: 6627
Pinefeather Ct.
Bradenton



View from the rear of the property.



Exhibit 2

Violation of CCO
Section: 2-9-107

Address: 6627
Pinefeather Ct.
Bradenton

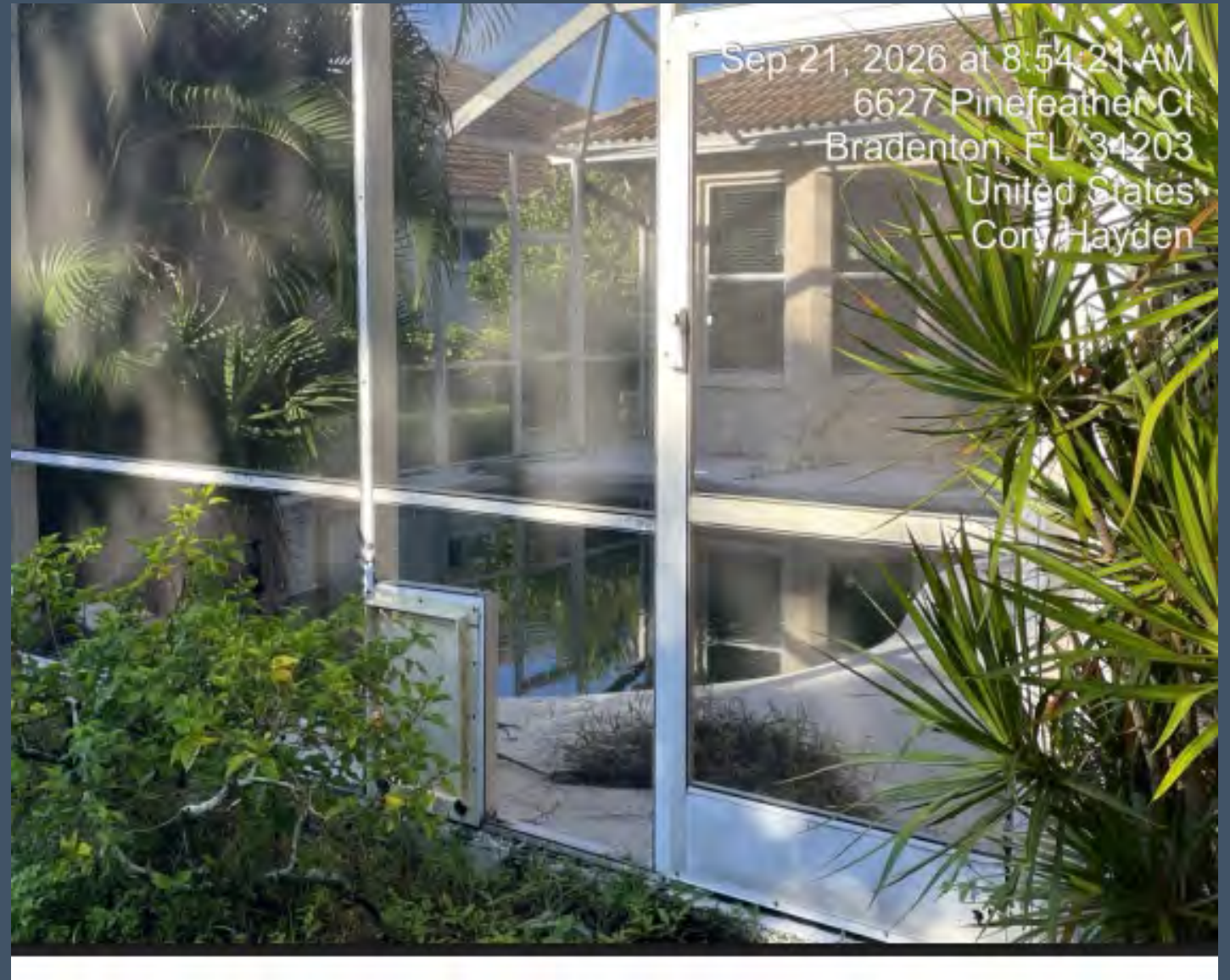


View from the rear zoomed in.

Exhibit 3

Violation of CCO
Section: 2-9-107

Address: 6627
Pinefeather Ct.
Bradenton



View from the rear of the property.

Case # ENF2607-0769

Case Summary

- Initial Inspection: 7/28/2026
- Notice of Violation was issued on 7/28/2026
- There have been 5 reinspection's completed for this property.
- I have had no contact with the owners of the property.



Case # ENF2607-0769

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted to the property and posted on the first floor of the Administration Building on 9/2/2026.



Recommended Action

- Swimming pools, hot tubs and spas shall be maintained in working order so that the water remains free and clear of pollutants and debris, the water clarity allows the lowest part of the swimming pool, hot tub or spa to be seen from the deck, and the water quality does not create a breeding ground for mosquitoes or other insects.
- Recommended compliance date is 10/23/2026
- Recommended fine: : A fine of \$50.00 per day will be imposed for each day the violation continues beyond the compliance deadline ordered by the Special Magistrate, until full compliance is achieved.



Case # ENF2607-0769

Evidence Submittal

- Case photographs
- Ownership: Property Appraiser Card
- Copy of this presentation



Case # ENF2607-0769

Conclusion

- Mr. Vitale, I request the relief as stated in my recommended action
- This concludes my presentation.



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. ENF2607-0769

vs.

US Bank Trust NA and LSF9 Master Participation Trust,

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on September 23, 2026 after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order as follows:

FINDINGS OF FACT

1. Respondent(s) **US Bank Trust NA and LSF9 Master Participation Trust,**

Whose mailing address is/are: 2711 N Haskell Ave Ste 2100, Dallas TX 75204

The owner(s) or person(s) in charge of the property located at:

6627 Pinefeather Ct., Bradenton FL 34203

Identified in the Manatee County Property Appraiser's records as PIN **1731568259**

2. Respondent(s) was/were properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes and Section 2-7-3 of the County Code of Ordinances. Respondent(s)
☐ was/were ☒ was not/were not present at the hearing

3. The violation: **LDC** **Section 2-9-107** **Accessory Structure and Uses**

The property pool in the rear property is not being maintained or being operated in a clean, safe and sanitary manner.

4. The Notice of Violation states that the violation must be corrected on or before August 12, 2026
5. As of September 23, 2026 the condition described in paragraph 3 herein remains uncorrected.

CONCLUSIONS OF LAW

1. Respondent(s) by reason of the foregoing, is/are in violation of **LDC** **Section 2-9-107**
in that the respondent(s) has/have **Accessory Structure and Uses**

The property pool in the rear property is not being maintained or being operated in a clean, safe and sanitary manner.

Respondent(s) has/have failed to remedy the aforesaid violation(s).

2. Respondent(s) is/are subject to the provisions of Chapter 162, Part I, Florida Statutes and Chapter 2-7 of the County Code of Ordinances.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes and 2-7-25 of the Manatee County Code of Ordinances, it is hereby ORDERED:

1. THAT the Respondent(s) correct(s) the aforesaid violation. **Repair and maintain the pool to ensure it remains clean, safe, and properly maintained.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2607-0769

2. THAT in the event the aforesaid violation is not corrected on or before October 23, 2026 a fine of \$ 50.00 per day shall be imposed against the Respondent(s) for each day the violation(s) has have continued past the compliance date ordered. This fine shall continue to accrue until Respondent(s) come(s) into compliance with this Order.

3. If the required corrective action is not taken as ordered on or before October 23, 2026 a certified copy of this Order shall be recorded in the public records of Manatee County, Florida and shall constitute a lien against the above-described property and upon any other real or personal property owned by Respondent(s) pursuant to Section 162.09, Florida Statutes, and Section 2-7-27 of the Manatee County Code of Ordinances.

4. That this Order is self-executing upon an Affidavit of Non-compliance being filed with the Clerk of the Circuit Court of Manatee County,
DONE AND ORDERED this 23 of September 2026

Manatee County Code Enforcement,
Special Magistrate
Special Magistrate (Signature)
Print Name: Ben Vitale

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on September 23, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 23 of September 2026
☒ By US Mail on this 23 of September 2026

Code Enforcement Administrative Specialist
Manatee County
By: 
Administrative Specialist (Signature)
Print Name: Karen Mata

Code Enforcement Division
PO Box 1000
Bradenton, FL 34206

Attention: It is your responsibility to notify Code Enforcement at 941-748-2071 to verify that the violation has been brought into compliance.