

Code Enforcement Case: CE-25-0489

Entered on: 09/25/2025 00:00

Printed on: 03/06/2026

Topic: Development without Permit
 Due Date: 03/06/26
 Initiated by: Citizen
 Hearing Date: 02/24/2026
 SM Case No: 25-0489

Status: Open - Case Continued
 Assigned To: Sharon Gray
 Area #: IL
 Hearing Time: 11:00 am

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name:

Address: 4326 Ne Hwy 70 , 34266

Phone:

Cell #:

APN : 34-37-25-0000-0072-0000

Owner Information

Owner Name: Utlity Masters Inc

Address: 902 SW 139th Ct

Miami, FL 33184

Phone: Jose 786-768-1880

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	09/25/2025	2:56 pm	Request 5647-ELOISE JOHNSON - Commercial Equipment being stored on the property along with old equipment by the R.O.W.
Inspection / Site Visit	Sharon Gray	10/01/2025	1:28 pm	Site visit photos taken there is equipment on the property
Notice of Violation	Sharon Gray	10/22/2025	9:38 am	> Inspection Time:1:28 pm, Send to (Owner - Cert no=9589071052702678570646, Agent of Process - Jose L Yanes - Cert no=9589071052702678570639), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	10/22/2025	12:54 pm	Posted and mailed notice to correct photos taken
Phone Call	Sharon Gray	10/28/2025		Received a call from Jose and I let him speak to Laura who went over the process with him
E-mail Correspondence	Sharon Gray	10/28/2025	5:56 pm	Dear Mrs. Gray, My name is Jose Yanes, I am the president and owner of Utility Masters, Inc., a Florida corporation. I am writing to you regarding Case No: CE-25-0489 located at 4326 NE Hwy 70. We purchased this property in the first week of August of this year from Gables Holdings KKPT-1LLC. I purchased this property because it had the IL zoning which is required for me to have a contractor yard and storage of my heavy equipment, I needed it due to the fact that I ran out of space at my other property in Desoto County which I have had for numerous years as a contractor yard and use to park my heavy equipment presently. When I was doing the research on this property I was told by the sellers agent that the property

already had the zoning issues resolved and that it was ready to get a Certificate of use because the building was already there and since I had no plans to build another building on this land and my primary use was a parking and storage area only it was already ready to go.

As part of my research I went in person to the building department and asked to verify the zoning, which in fact was zoned IL, I asked again about using the property for a contractor yard and storage and I was told that this property was usable for this application, they even gave me some documents that listed what was allowed in the different zoning sectors in Desoto county. I further asked if getting the Certificate of use was the same way as before on the other property and was told that yes, it was the same process. Based on this information I proceeded to purchase the land for my business use.

During the closing, (the actual day of closing after funds had been wire transferred to the closing agent for the full purchase amount), the closing agent said that there was an issue with the title company because there was a pending eminent domain law suit filed where this property was named in the suit. The closing was postponed that afternoon due to this unknown development. The closing attorney and myself received a copy of the law suit the following morning and contact FPL which was the plaintiff and discovered that the seller was involved in this case and had not granted FPL the easement they needed for the power line improvements along HWY 70. I spoke to FPL that day and they emailed over the documents and an agreement was made that as soon as the closing was done that I would grant the easement to them, the closing was done a couple of days later and once the recorded copy of the closing was available the easement was granted to FPL as agreed to.

This was now the first week of September by the time all of this was completed, Since I had already done a prior certificate of use in Desoto county I was already aware that I had to include the up to date licenses for the business as part of the application, the last time I did it I had to redo it right after because the licenses had to be renewed, so I waiting until the new licenses were issued (Sept 30) to prepare the application for the certificate of use. Once I had the new licenses and the sanitation agreement in place from womack, I contacted again the building department and got the new

application and filled it out and once again I was told that it was a 5 day process and that in fact my property meet the criteria for what I wanted to do.

Parallel to all of this happening, this morning I received the two notices of Correct violation. One to my company name and one to my name. I immediately called you and when you called me back we spoke to the building department where I discovered that this parcel of land needs to do a development plan and an improvement plan and that it must be approved by the board. I was under the impression from the sellers disclosures that this property had done all of that completed to get the new zoning. The building department explained to me that a change was adopted where the old development plan for this parcel expired. This was something new and in the past they would not expire. I was not aware of this and the seller never disclosed this information to me at any time.

I was rather shocked when I was told the time it takes for this approval as I was under the impression that this was just like my other parcel. I am aware that I had to get an FDOT driveway permit to make the driveway larger but I was told by FDOT that it was simple process and since I had a driveway and my use was so little that it was very simple. Furthermore, FDOT had told me that they were planning to widen HWY 70 and to wait as my area was planned to be changed and more than likely they would reconstruct the driveway when they came by my property.

I just received the documents from the building department regarding the resolution and the requirements to do the development plan and the improvement plan. There are a lot of steps involved in getting all of this done. I dont know what can be done in regards to this violation right now, I am willing to do anything that is needed to make the property usable for my intended use and I am willing and able to do anything on my end required. I just cant control the time frames for the approvals required. Are you able to give me time to attain these approvals?

These are the immediate items that they need to begin this process:

- a new survey within one year, I can request to have this done immediately, I assume this might take a survey company a couple of weeks to get me scheduled, perform the survey and get me a digital CAD drawing of the survey.
- an application and a fee is required which i can fill out and pay for immediately upon getting the survey.

- an affidavit of ownership which I can prepare immediately as well
- proof of ownership
- aerial location map
- and a site plan drawn to scale which I can have an engineer prepare once he has the CAD survey.

realistically, I can probably have all of the documents ready including the engineers drawing within 45 days and have it submitted to the county for their initial approval. As per the conversation I had with them once the development plan is turned in and then once it is approved it goes to the board for final acceptance. Again I am more than willing to do anything the county deems as necessary to make this property fully in compliance for my business use. Please advise me as what can be done with your department during the course of these approvals.

Thank you for your time and understanding with this matter and feel free to reach out to me if you need any information or need to speak to me.

Sincerely,
Jose Yanes

Return Receipt Received	Sharon Gray	10/29/2025	Received both signed green cards
Inspection / Site Visit	Sharon Gray	11/21/2025 9:26 am	Site visit photos taken in violation
Phone Call	Sharon Gray	11/26/2025 8:57 am	Called Jose to let him know that Jorge will give him a lil extra time to move the equipment off the property until the Development Plan and Improvement Plan to be approved. I told him that he would probably give him 30 days at the most to move the stuff he said that should be sufficient. He said that he was out at the property yesterday and start moving stuff.
Inspection / Site Visit	Sharon Gray	12/19/2025 12:32 pm	Site visit photos taken in violation
Turn in for Special Master Hearing	Sharon Gray	12/23/2025 12:45 pm	Turn in for Special Masters Hearing
Submitted for Special Master Review and approval	Sharon Gray	12/23/2025 1:12 pm	
Inspection / Site Visit	Sharon Gray	12/31/2025 10:20 am	Site visit photos taken some of the commercial vehicles have been removed but not all of them.
Special Master Mandatory Hearing Case Submittal Checklist Template	Sharon Gray	12/31/2025 4:25 pm	Send to (Owner)
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	01/02/2026 7:44 am	Please prepare an affidavit of violation and Notice of Mandatory Hearing for February 24, 2026, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review **Planning and zoning must be present at the hearing**
Notice of Mandatory Hearing	Sharon Gray	01/06/2026 8:25 am	Send to (Owner - Cert no=9589071052702678569046, Agent of Process - Jose L Yanes - Cert no=9589071052702678569039)
Affidavit of Violation	Sharon Gray	01/06/2026 4:27 pm	> Instrument No:202514005864 ,

Submitted for entry into Legistar	Sharon Gray	01/12/2026 4:03 pm	
Entered into Legistar for Hearing Agenda	Jill Kersey	01/13/2026 11:13 am	
Inspection / Site Visit	Sharon Gray	01/14/2026 8:36 am	Site visit photos taken in violation
Mail and Post Notice of Lien Hearing	Sharon Gray	01/14/2026 8:37 am	Posted & mailed notice of lien hearing photos taken
Proof of Posting	Sharon Gray	01/14/2026 2:16 pm	Send to (Owner - Cert no=9589071052702678569046, Agent of Process - Jose L Yanes - Cert no=9589071052702678569039)
Phone Call	Sharon Gray	01/20/2026	Jose Yanes called and left a message with Jaycee and said that the violation has been corrected.
Return Receipt Received	Sharon Gray	01/20/2026	Received signed green cards from the owner and agent
Inspection / Site Visit	Sharon Gray	01/21/2026 8:32 am	Site visit photos taken, the large commercial equipment and digital signs have been removed. There is a portable generator there and I believe that there is a tree chipper. They are trimming limbs on the property.
E-mail Correspondence	Sharon Gray	01/21/2026 1:06 pm	Emailed the Planning email: Have any development plans been submitted by the new property owner of 4326 NE Hwy 70 Utility Masters Inc.? Best Regards, Sharon
Phone Call	Sharon Gray	02/02/2026 10:32 am	Jose called and left a message with Sarah in regards to the property being in compliance.
Inspection / Site Visit	Sharon Gray	02/02/2026 3:16 pm	Site visit photos taken there are concrete barricades and other items being stored on the property. In violation. Officer Turnbull accompanied me out there.
E-mail Correspondence	Sharon Gray	02/03/2026 8:32 am	Emailed Jose: Jose, I did a site visit on January 21, 2026 and there was items still being stored on the property. I did another site visit yesterday afternoon and there is concrete barricades and other still being stored on the property. Until you have an approved Development Plan and Improvement plan you can store items on the property. The case is still on the docket for February 24, 2026. Best Regards, Sharon Sharon Gray Code Enforcement Officer
Inspection / Site Visit	Sharon Gray	02/09/2026 11:54 am	Site visit photos taken in violation, I did see someone out there working on the property possibly loading a trailer.
E-mail Correspondence	Sharon Gray	02/10/2026 8:46 am	Good Morning, Yesterday we removed the items shown on the photos from the property, could you please perform the required inspection so this violation can be closed, FYI the development plan and applications have been done, the survey has also

been done the engineer is finishing the signed and sealed drawings this week so i can submitted it, I also contacted FDOT for the entrance and the county to process the applications, I had taken them the first package (development plan application) that did not require the signed and sealed drawings but I was told that if I submit both packages it saves me time from waiting on the second application, so I will submit both applications and fees next week as soon as the drawing is complete from the engineer.

They explained to me when I went to the planning and zoning at 201 E oak street that once submitted they have 5 days to review the packages for completeness, then 30 days to review for comment, if comments come back then we correct the comments and resubmit and they have another 10 days for a re-review, then it goes for permit issuance which the person told me they do not know the time frame.

Joe Yanes

Utility Masters, Inc.

786-768-1880

Inspection / Site Visit	Sharon Gray	02/17/2026 10:32 am Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	<p>02/17/2026 12:59 pm Mr. Yanes,</p> <p>There is a piece of well drilling equipment on the property.</p> <p>Best Regards, Sharon</p> <p>Sharon Gray Code Enforcement Officer</p>
E-mail Correspondence	Sharon Gray	<p>02/18/2026 8:36 am Good morning, Sarah.</p> <p>I have reviewed the agenda for the Special Master's hearing scheduled for the Tuesday, February 24, 2026 hearings. I have a conflict on agenda items 3. Case #25-0489 Utility Masters Inc and 8. Case #23-0777 Fender. I am unable to hear those cases.</p> <p>Question for Jorge: I have two (2) bankers boxes of case files from Special Master hearings from 2025. All are past the time for an appeal. In all the years I have served as Special Master, I have not had an occasion to need to review any prior case files or notes more than 30 days past the issuance of the Orders following the various hearings. Q: Would the Code Enforcement Department want to take possession of these "closed files" for recycling/reusing the file folders and destruction of the contents? It seems wasteful to me to have these files in storage simply taking up space. The file folders are</p>

expensive! Let me know, please.

Thank you and have a great Thursday!

Connie L. Collins, Esq.

E-mail Correspondence	Sharon Gray	02/18/2026 9:15 am	Mr. Yanes, I was just informed that due to a conflict that your hearing for February 24, 2026 has been continued. Best Regards, Sharon Gray Sharon Gray Code Enforcement Officer
Order Continuing Special Master Hearing	Sharon Gray	02/18/2026 9:23 am	Send to (Owner - Cert no=9589071052702678569381, Agent of Process - Jose L Yanes - Cert no=9589071052702678569299)
Case Notes	Sharon Gray	02/20/2026 7:40 am	Received signed continuance order will mail and email them. Please see attachments for a copy of the continuance orders
E-mail Correspondence	Sharon Gray	02/20/2026 7:42 am	Emailed continuance order
Return Receipt Received	Sharon Gray	02/27/2026	Received signed green card from the owner
Return Receipt Received	Sharon Gray	03/02/2026	Received signed green card from the agent
E-mail Correspondence	Sharon Gray	03/05/2026 8:16 am	Laura came to me earlier in the week about this one. My last visit all he had on the property was an well drilling piece of equipment. He hasn't added any new structures to the property. He originally just had road work equipment, digital road work signs, concrete barricade and culverts on the property. I had them on the February Special Masters Agenda but there was a conflict so it was continued. Checking to see if a solution has been found or if I need to get them on Marchs docket. Best Regards, Sharon Gray Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	03/05/2026 8:43 am	Laura McClelland From: Laura McClelland Sent: Tuesday, March 3, 2026 2:53 PM To: 'Jose Yanes' <joseyanes7169@gmail.com> Cc: Planning <Planning@desotobocc.com> Subject: RE: Improvement plan application submittal Good afternoon, Joe, You are correct, Industrial Light (IL) zoning does allow for outdoor storage yards as a permitted use, however, Section 20-1378 of our Land Development Regulations defines what is considered a major

development (which requires development plan and improvement plan approval).

It is considered a major development if the development involves commercial and/or industrial uses per Sec.20-1378(b)(2). An outdoor storage yard is an industrial use, therefore, considered a major development requiring development plan and improvement plan approval. This is to ensure that the guidelines required are met.

Thank you.

Laura McClelland
Planner I

Notice of Mandatory Hearing

Sharon 03/05/2026 12:34 pm
Gray

Send to (Owner - Cert no=9589071052702678570493, Agent of Process - Jose L Yanes - Cert no=9589071052702678570523)

Violations

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec. 20-1342 - Development Permit Required		Open	
1	Corrections Required: Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits			

Additional Addresses

Address Type: Complainant Name: ELOISE JOHNSON Address: 4412 NE HWY 70 ARCADIA, FL 34266 Phone: (863) 444-1096 Cell #:	Address Type: Agent of Process Name: Jose L Yanes Address: 902 SW 139 CT Miami, FL 33184 Phone: 941-296-4097 Cell #:
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Inspection Notes

Date: _____ Time: _____

Findings: _____

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0489

Utility Masters Inc

Respondents,

TO: Utility Masters Inc
902 SW 139th Ct
Miami, FL 33184

RE: 4326 Ne Hwy 70, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **March 26, 2026 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2026.

Certified Mailing Number: 9589071052702678570493

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0489

Utlity

Masters Respondents,

Inc

TO: Jose L Yanes
902 SW 139th Ct
Miami, FL 33184

RE: 4326 Ne Hwy 70, ARCADIA FL 34266

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3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
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8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2026.

Certified Mailing Number: 9589071052702678570523

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266

Sharon Gray

From: Sharon Gray
Sent: Thursday, March 5, 2026 8:16 AM
To: Planning
Subject: 4326 NE Hwy 70- Utility Masters

Laura came to me earlier in the week about this one. My last visit all he had on the property was an well drilling piece of equipment. He hasn't added any new structures to the property. He originally just had road work equipment, digital road work signs, concrete barricade and culverts on the property. I had them on the February Special Masters Agenda but there was a conflict so it was continued. Checking to see if a solution has been found or if I need to get them on Marchs docket.

Best Regards,
Sharon Gray

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Sharon Gray

From: Laura McClelland
Sent: Thursday, March 5, 2026 8:43 AM
To: Sharon Gray
Subject: FW: Improvement plan application submittal
Attachments: Minor - Major Developments.pdf; Industrial Light.pdf

Laura McClelland

From: Laura McClelland
Sent: Tuesday, March 3, 2026 2:53 PM
To: 'Jose Yanes' <joseyanes7169@gmail.com>
Cc: Planning <Planning@desotobocc.com>
Subject: RE: Improvement plan application submittal

Good afternoon, Joe,

You are correct, Industrial Light (IL) zoning does allow for outdoor storage yards as a permitted use, however, Section 20-1378 of our Land Development Regulations defines what is considered a major development (which requires development plan and improvement plan approval).

It is considered a major development if the development involves commercial and/or industrial uses per Sec.20-1378(b)(2). An outdoor storage yard is an industrial use, therefore, considered a major development requiring development plan and improvement plan approval. This is to ensure that the guidelines required are met.

Thank you.

Laura McClelland

Planner I

*DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266*

Phone: 863-993-4806

l.mcclelland@desotobocc.com

www.desotobocc.com



Please send all Planning and Zoning emails to planning@desotobocc.com to ensure our office receives them.

From: Jose Yanes <joseyanes7169@gmail.com>
Sent: Thursday, February 26, 2026 11:13 AM
To: Ashley Taylor <a.taylor@desotobocc.com>

Cc: Planning <Planning@desotobocc.com>
Subject: Re: Improvement plan application submittal

Good Morning Mrs. Taylor,
I reviewed the entire checklist and provided the information based on what I understood, please let me clarify something, I am not building any type of building, my proposed use is outdoor storage and parking of heavy equipment / contractor yard, the only construction I will be doing is a new carport 15 x 30, a concrete slab over the entrance to be permitted by FDOT, replacing some damaged fencing / gates, removing 8 trees and planting 1300 clusia shrubs along the replacement fence. I honestly do not understand why I have to go thru this process to do what my zoning allows me to do as per your county documents. My zoning is IL and your county documents state that a contractor yard is a permitted use. I can understand that you want the setbacks met and I am more than willing to leave the setbacks required, this is being shown on the site plan and engineering plan. Can you or someone please explain to me why this process is involved if I am only doing exactly what your provisions allow to be done.
Thank you

Joe Yanes

From: Ashley Taylor <a.taylor@desotobocc.com>
Sent: Thursday, February 26, 2026 7:57 AM
To: joseyanes7169@gmail.com <joseyanes7169@gmail.com>
Cc: Planning <Planning@desotobocc.com>
Subject: Improvement plan application submittal

This email originated inside of Desoto County BOCC.

Good morning,

Your improvement plan application that you submitted has the same exact documents as the development plan application. The improvement plan application has a different check list, please review that check list thoroughly and resubmit the complete application package, also the \$2,000.00 check does not seem to be the correct amount for this project, that fee is for a building 100,000 sq ft or over. The correct fee will be \$1,000.00. You can pick up the submittal package and check at our office. If you have any questions please feel free to reach out.

Thank you ☺

Ashley Taylor

Planning Technician

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Phone: 863-993-4806

Fax: 863-491-6163

a.taylor@desotobocc.com

www.desotobocc.com



Please send all emails to planning@desotobocc.com to ensure they are received.

How was my service today? Please feel free to report your experience at: feedback@desotobocc.com E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do

not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

9589 0710 5270 2678 5692 99

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 7.10

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$ 0.74

Total Postage and Fees
 \$ 10.44

Postmark Here
 FEB 20 2026

Utility Masters Inc
 902 SW 139th Ct
 Miami, FL 33184

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2678 5692 99

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 7.10

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$ 0.74

Total Postage and Fees
 \$ 10.44

Postmark Here
 FEB 20 2026

Jose L Yanes
 902 SW 139th Ct
 Miami, FL 33184

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Utility Masters Inc
 902 SW 139th Ct
 Miami, FL 33184

2. Article Number (Transfer from service label)
 89 0710 5270 2678 5693 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 JOSEFINA Y Agent Address

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail Registered Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jose L Yanes
 902 SW 139th Ct
 Miami, FL 33184

2. Article Number (Transfer from service label)
 9589 0710 5270 2678 5692 99

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 JOSEFINA Y Agent Address

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Signature Confirmation
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail Registered Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE-SM 25-0489

Utlity Masters Inc

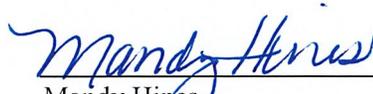
Respondents,

ORDER CONTINUING SPECIAL MASTER HEARING

THIS CAUSE was scheduled to be heard by the undersigned Special Master for DeSoto County, Florida, on February 24, 2026 upon the Petitioner's Notice of Mandatory Hearing. It is:

ORDERED that the final hearing upon the Notice of Mandatory Hearing is continued until further notice. The Petitioner shall cause notice of the precise date and time of the reset hearing to be mailed to Respondents.

DONE AND ORDERED in Arcadia, DeSoto County, Florida, this 19th day of February, 2026.



Mandy Hines
County Administrator
201 E. Oak Street
Arcadia, Florida 34266

ATTEST:



Sharon Gray
Code Enforcement Officer

Copy furnished to: 902 SW 139th Ct., Miami, FL 33184

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. CE-SM 25-0489

Jose L Yanes
Respondents,

ORDER CONTINUING SPECIAL MASTER HEARING

THIS CAUSE was scheduled to be heard by the undersigned Special Master for DeSoto County, Florida, on February 24, 2026 upon the Petitioner's Notice of Mandatory Hearing. It is:

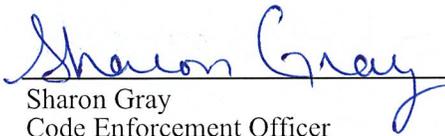
ORDERED that the final hearing upon the Notice of Mandatory Hearing is continued until further notice. The Petitioner shall cause notice of the precise date and time of the reset hearing to be mailed to Respondents.

DONE AND ORDERED in Arcadia, DeSoto County, Florida, this 19th day of February, 2026.



Mandy Hines
County Administrator
201 E. Oak Street
Arcadia, Florida 34266

ATTEST:



Sharon Gray
Code Enforcement Officer

Copy furnished to:
902 SW 139th Ct., Miami, FL 33184

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jose L Yanes
 902 SW 139 Court
 Miami, FL 33184



9590 9402 9178 4225 2176 02

2. Article Number (Transfer from service label)

9589 0710 5270 2678 5690 39

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. YANES* Agent Address

B. Received by (Printed Name)

J. YANES C. Date of Delivery *1-17-20*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

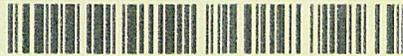
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation®
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Utility Masters Inc
 902 SW 139th Ct
 Miami, FL 33184



9590 9402 9178 4225 2175 89

2. Article Number (Transfer from service label)

9589 0710 5270 2678 5690 46

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. YANES* Agent Address

B. Received by (Printed Name)

J. YANES C. Date of Delivery *1-17-20*

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation®
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 25-0489, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #34-37-25-0000-0072-0000 / **4326 Ne Hwy 70, ARCADIA FL 34266**
@8:30 a.m / p.m 14th day of January 2025

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant Sharon Gray

Sworn to and subscribed before me this 14th day of January 2026 by Sharon Gray is personally known to me.

Sarah

Notary Public

Certified Mailing Number: 9589071052702678569046



BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 25-0489, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #34-37-25-0000-0072-0000 / **4326 Ne Hwy 70, ARCADIA FL 34266**
@ 8:37 a.m / p.m 14th day of January 2025

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant Sharon Gray

Sworn to and subscribed before me this 14th day of January 2025 by Sharon Gray is personally known to me.

Sarah

Notary Public

Certified Mailing Number: 9589071052702678569039





02/17/2026 10:32

SHARON GRAY
4326 NE HWY 17



02/17/2026 10:33

SHARON GRAY
4326 NE HWY 17



02/17/2026 10:33

SHARON GRAY
4326 NE HWY 17



02/17/2026 10:33

SHARON GRAY
4326 NE HWY 17





02/17/2026 10:34

SHARON GRAY
4326 NE HWY 17



02/09/2026 11:54

SHARON GRAY 4326 SE HWY 70



02/09/2026 11:55

SHARON GRAY 4326 SE HWY 70





02/09/2026 11:55

SHARON GRAY
4326 SE HWY 70



02/09/2026 11:55

SHARON GRAY
4326 SE HWY 70



02/09/2026 11:55

SHARON GRAY
4326 SE HWY 70



02/02/2026 15:16

SHARON GRAY
4326 NE HWY 70



02/02/2026 15:17

SHARON GRAY
4326 NE HWY 70



02/02/2026 15:17

SHARON GRAY
4326 NE HWY 70



01/21/2026 08:32

SHARON GRAY
4326 NE HWY 70



01/21/2026 08:32

SHARON GRAY
4326 NE HWY 70



01/21/2026 08:32

SHARON GRAY
4326 NE HWY 70

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.
Utility Masters Inc
Respondents,

CASE NO. SM-CE 25-0489

AFFIDAVIT OF VIOLATION
(LDR Sect. 20-1581(b))

STATE OF FLORIDA
COUNTY OF DESOTO

Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following in his to the best of his/her information and belief:

TO: Utility Masters Inc, 902 SW 139th Ct, Miami FL 34266

1. An inspection on December 31, 2025, Code Enforcement Officer visited your property located at 4326 NW Hwy 70, ARCADIA FL 34266 described and zoned as: B.

2. DeSoto County Tax Parcel Number 834-37-25-0284-0072-0000 more particularly described by deed or instrument number #202514005664 of the Office Records of DeSoto County, Florida.

3. The inspection resulted in the findings that the property is: **Development Permit Required.**

4. There are direct violations of DeSoto County Land Development Regulations, LDR Sec. 20-1542, copies of which are attached hereto.

5. You were previously notified of these violations of the DeSoto County Land Development Regulations by a notice dated October 22, 2024 and served by certified mail, return receipt requested.

6. You are hereby notified that you must stop the violations. Please contact our office with proof of permit application for the development activity being conducted on your property, or obtain the required permits. Please contact our office to get the fees paid by 1/14/2026.

7. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Constructive delay of work commencing prior to the hearing will not result in cancellation of the hearing. If you fail to appear the violation or if the violation is corrected and recertified, the case may be rescheduled to the Special Master team if the violation has been corrected prior to the hearing.

Sharon Gray
Code Enforcement Officer
211 E. Main Street
Arcadia, Florida 34266

Subscribed and sworn to before me this 14th day of January 2026.

Sharon Gray
Notary Public

Office 319078

01/14/2026 08:37

SHARON GRAY
4326 NW HWY 70

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.
Utility Masters Inc
Respondents,

CASE NO. SM-CE 25-0489

AFFIDAVIT OF VIOLATION
(LDR Sect. 20-1581(b))

STATE OF FLORIDA
COUNTY OF DESOTO

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Sharon Gray
Code Enforcement Officer
211 E. Main Street
Arcadia, Florida 34266

Subscribed and sworn to before me this 14th day of January 2026.

Sharon Gray
Notary Public

Office 319078

01/14/2026 08:37

SHARON GRAY
4326 NW HWY 70



01/14/2026 08:36

SHARON GRAY
4326 NW HWY 70



01/14/2026 08:39

SHARON GRAY
4326 NW HWY 70



01/14/2026 08:39

SHARON GRAY
4326 NW HWY 70



01/14/2026 08:39

SHARON GRAY
4326 NW HWY 70



01/14/2026 08:39

SHARON GRAY
4326 NW HWY 70



01/14/2026 08:40

SHARON GRAY
4326 NW HWY 70



01/14/2026 08:40

SHARON GRAY
4326 NW HWY 70