

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.
Utlity 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 is true to the best of his/her information and belief:

TO: Utlity 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 Ne Hwy 70, ARCADIA FL 34266 described and zoned as: IL

DeSoto County Tax Parcel Number #34-37-25-0000-0072-0000 more particularly described by deed or instrument number #202514005864 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Development Permit Required.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated October 22, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits. Please contact our office to get this issue resolved 863-491-6165.
6. 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. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

Sharon Gray
Sharon Gray
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 6th day of January, 2026 Affiant is personally known to me.

Sarah
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0489

Utlity Masters Inc

Respondents,

TO: Utlity 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 **February 24, 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 Mailer #9589 0710 5270 2678 5690 46

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

Certified Mailing Number: 9589071052702678569046

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 25-0489

Utlity Masters Inc

Respondents,

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

RE: 4326 Ne Hwy 70, ARCADIA FL 34266

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12. You may come with or without an attorney.

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

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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 Mailer #9589 0710 5270 2678 5690 39

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

Certified Mailing Number: 9589071052702678569039



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

COPY

NOTICE to CORRECT VIOLATION

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

RE: 4326 Ne Hwy 70
PIN #: 34-37-25-0000-0072-0000
Case No: CE-25-0489

Date: October 22, 2025

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Facts constituting violation (including date, time, and place of violation): On **October 1, 2025** at **1:28 pm**, the property located at **4326 Ne Hwy 70** was visited and revealed the following:

Equipment is being parked on the property. Please remove the equipment from the property. You will need to contact the Planning & Zoning Department to see what you are allowed to do on this property & if there are any options to be able to store the equipment on the property in the future.

You must correct the violation(s) by taking the appropriate steps.

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits

Due by: November 5, 2025

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

A handwritten signature in blue ink that reads "Sharon Gray". The signature is written in a cursive style with a large, looped "S" and "G".

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052702678570646



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

COPY

NOTICE to CORRECT VIOLATION

Jose L Yanes
902 SW 139 CT
Miami, FL 33184

RE: 4326 Ne Hwy 70
PIN #: 34-37-25-0000-0072-0000
Case No: CE-25-0489

Date: October 22, 2025

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Sincerely

Sharon Gray

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052702678570639

Sec. 20-1342. - Development permit required prior to undertake any development activity.

Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. No development activity shall be undertaken unless authorized by a development order or development permit.

(LDR, § 12002; Ord. No. 2012-01, § 12002, 5-22-2012)

Special Master Mandatory Hearing Case Checklist

** This checklist must be completed and accompany each case being reviewed for Special master Mandatory Hearing**

? or N/A	Respondents Name <u>Utly Masters Inc</u> Case # <u>25-0489</u> Site Address <u>4326 Ne Hwy 70</u> Respondent's Mailing Address <u>902 SW 139th Ct Miami, FL 33184</u>
✓	Case Notes in date order
✓	Case Cost to date
✓	Property card
✓	Tax Record
✓	Deed Information
✓	Complaint/Request
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing
✓	Notice of Mandatory Hearing (file copy)
✓	Green Card if received, and or Track and Confirm information from the USP website
✓	Original Notice to Correct in the envelope with the green card attached (if unclaimed)
✓	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of the posting, if applicable
✓	Affidavit of posting or hand delivery
✓	Photographs of site visits in support of the case
✓	Any correspondence to or from the Respondent or the Respondent's representative
✓	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)

Information: *Any special instructions (IE, if posting affidavit is required, if some of the violations listed on the original Notice have been corrected, if the Hearing Notice needs to be sent to more than one person)*

Only the following violations will be referenced in the Notice of Mandatory Hearing:

LDR Sec. 20-1342 Development Permit Required

Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.

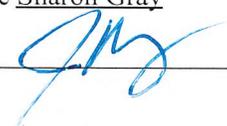
Will need an Affidavit of posting

Special Instructions

Planning & Zoning will need to be present at the hearing

Officer's Name Sharon Gray

Special Master Hearing on: 2-24-26

Reviewed by: 

Date: 1/2/26

SMCE 25-0489

Code Enforcement Case: CE-25-0489

Entered on: 09/25/2025 00:00

Printed on: 12/31/2025

Topic: Development without Permit
 Due Date: 01/05/26
 Initiated by: Citizen
 Hearing Date:
 SM Case No:

Status: Open - N2C issued/Posted
 Assigned To: Jorge Hernandez
 Area #: IL
 Hearing Time:

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 10/29/2025 Gray	Received both signed green cards
Inspection / Site Visit	Sharon 11/21/2025 9:26 am Gray	Site visit photos taken in violation
Phone Call	Sharon 11/26/2025 8:57 am Gray	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 12/19/2025 12:32 pm Site visit photos taken in violation Gray
Turn in for Special Master Hearing	Sharon 12/23/2025 12:45 pm Turn in for Special Masters Hearing Gray
Submitted for Special Master Review and approval	Sharon 12/23/2025 1:12 pm Gray
Inspection / Site Visit	Sharon 12/31/2025 10:20 am Site visit photos taken some of the commercial vehicles have been removed but not all of them. Gray

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 ARLANDER, 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: _____

CODE ENFORCEMENT COST BREAKDOWN

4326 UTILITY MASTERS

PHOTOS/COPIES	Number of photos @ \$.15 per photo	58	\$	8.70
SERVICE	Number of Certified letters	2	\$	20.88
LEGAL SERVICE	Number of Certified letters	2	\$	20.88
		TOTAL	\$	50.46

- PROPERTY CARD
- TAX RECORD
- DEED

Accepted Rejected

____ N2C GREEN CARD RETURN DATE _____
____ HEARING GREEN CARD RETURN DATE _____

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Certified Values

updated: 12/18/2025

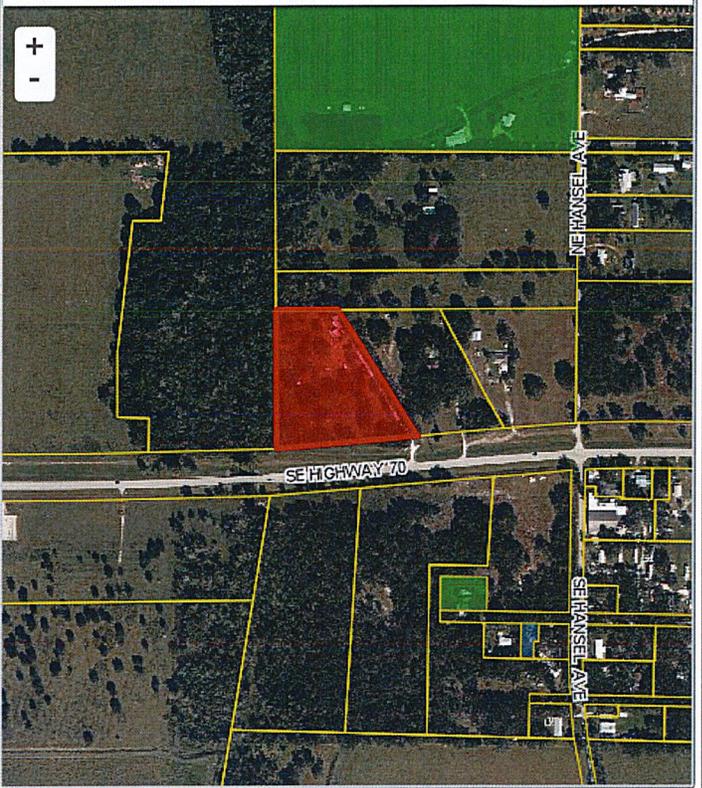
Parcel: << 34-37-25-0000-0072-0000 (17955) >>

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales

Owner & Property Info		Result: 3 of 3	
Owner	UTLITY MASTERS INC 902 SW 139TH CT MIAMI, FL 33184		
Site	4326 NE HWY 70, ARCADIA		
Description*	PARCEL C: BEG NE COR OF SE 1/4 OF SW 1/4 TH S 0D02M30S W 665.15 FT TH S 89D42M25S W 1024.91 FT TO POB TH CONT SAME LI 298.88 FT TH S 00D08M E 590.88 FT TO N R/W SR 70 TH ELY ALG ARC OF CURVE ON LEFT R/W 471.60 FT TO PT OF CURVE TH N 84D56M30S E ALG R/W 172.50 ...more>>>		
Area	5 AC	S/T/R	34-37-25
Use Code**	SINGLE FAMILY (0100)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values			
2024 Certified Values		2025 Certified Values	
Mkt Land	\$175,000	Mkt Land	\$175,000
Ag Land	\$0	Ag Land	\$0
Building	\$59,315	Building	\$58,695
XFOB	\$4,594	XFOB	\$4,446
Just	\$238,909	Just	\$238,141
Class	\$0	Class	\$0
Appraised	\$238,909	Appraised	\$238,141
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$238,909	Assessed	\$238,141
Exempt	\$0	Exempt	\$0
Total Taxable	county: \$238,909 other: \$238,909 school: \$238,909	Total Taxable	county: \$238,141 other: \$238,141 school: \$238,141

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History							Show Similar Sales within 1/2 mile	Fill out Sales Questionnaire
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode		
7/24/2025	\$0	202514005864	CW	I	U	11		
7/24/2025	\$319,000	202514005638	WD	I	P	98		
5/13/2022	\$165,000	202214004191	WD	I	Q	01		
4/2/2020	\$135,000	202014002082	WD	I	U	19		
1/26/2018	\$150,000	201814000624	WD	I	Q	01		
8/29/2005	\$425,000	568 / 1062	WD	I	Q			
1/1/1979	\$23,000	148 / 1166	AG	V	U			

Building Characteristics						
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value	
Sketch	EFF APT (2600)	2002	816	1632	\$57,455	

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)						
Code	Desc	Year Blt	Value	Units	Dims	
1400	FNC CH L3/4	1975	\$495.00	330.00	0 x 0	
1999	SHED-UC	1999	\$1,239.00	397.00	0 x 0	
1999	SHED-UC	2002	\$1,485.00	640.00	32 x 20	
0860	DRVWY CONC	2007	\$261.00	120.00	0 x 0	
2003	SIDEWALK	2002	\$615.00	300.00	0 x 0	

Land Breakdown							
Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning	
0110	SFR RURAL (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$35,000 /AC	\$175,000	IL	

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 3 of 3

Navigation & Search Tools

Measure & General Tools

Tool Labels ✕

- Show Layers
- Pan
- Zoom In
- Zoom Out
- Initial View
- Full Extent
- Previous Extent
- Next Extent
- Bookmarks
- Sign In

Navigation

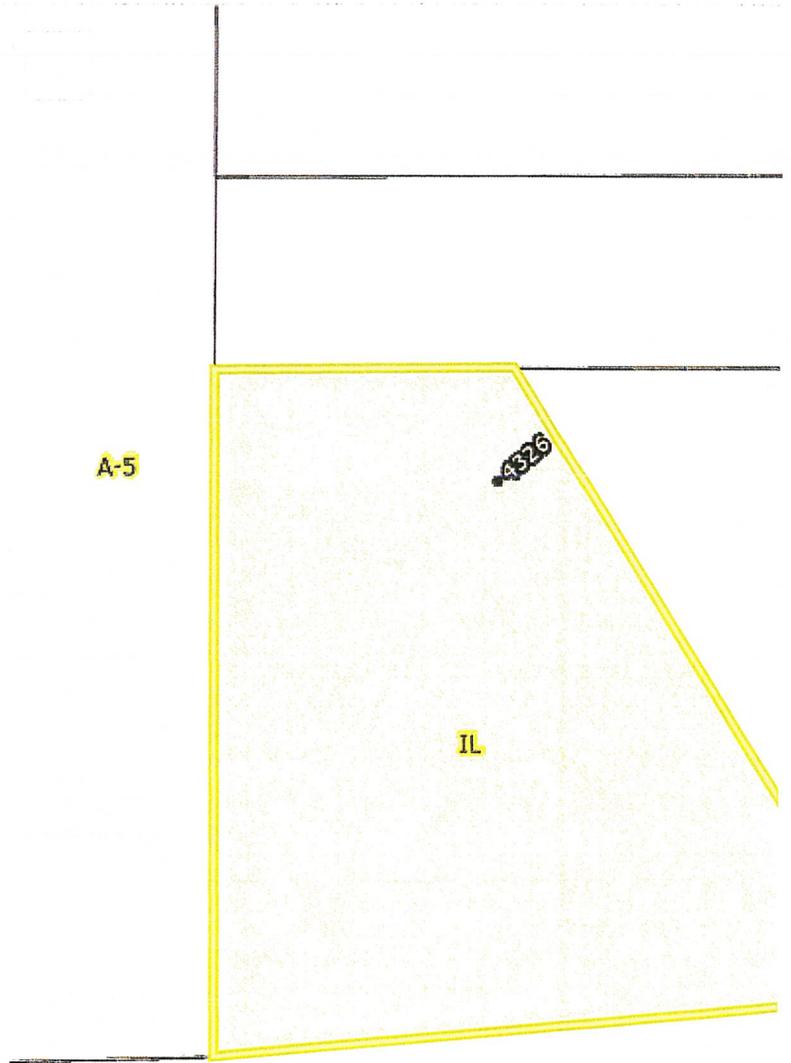
- Point
- Query
- Filter
- Plot Coordinates
- Search Address
- Search Parcels
- Search Hydrants
- Search Streets

Find Data

Search

File

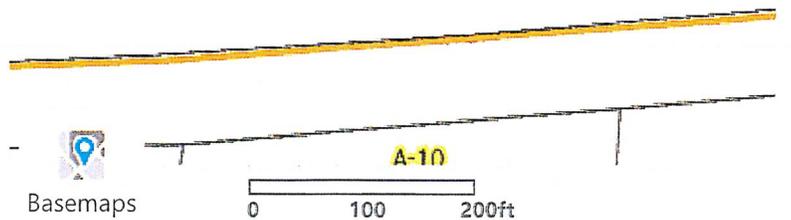
City: ARCADIA



Displaying 1 - 1 (Total: 1)

◀ Page 1 of 1 ▶▶

Layers Results (1)



PARCEL C: BEG NE COR OF SE1/4
 OF SW1/4 TH S 00D2M30S W
 665.15 FT TH S 89D42M25S W

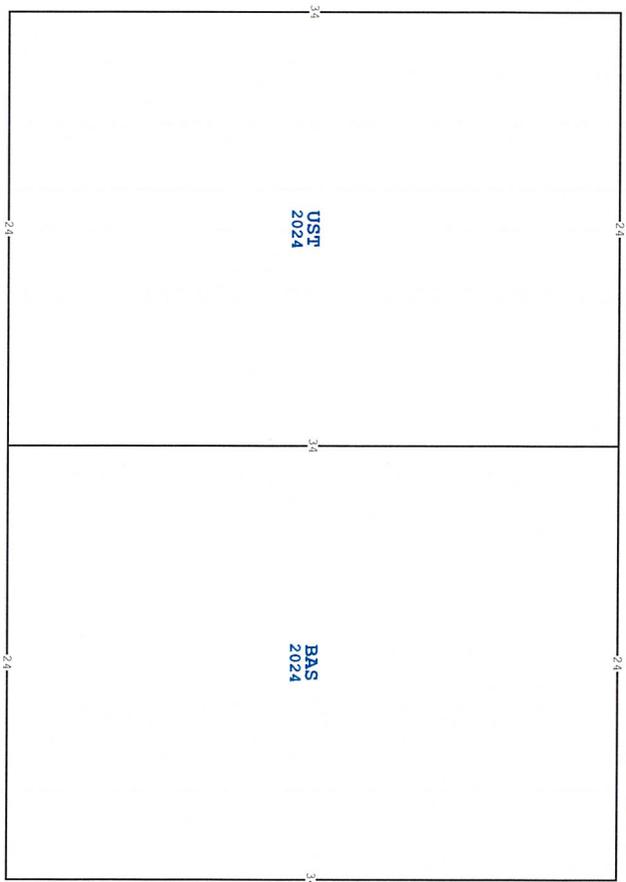
UTILITY MASTERS INC
 902 SW 139TH CT
 MIAMI, FL 33184

2025

34-37-25-0000-0072-0000
 DESOTO COUNTY PROPERTY
 VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION		MARKET ADJUSTMENTS										
ELEMENT	CD	TYPE	MOD	EFF AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	ATB	EV8	ECON	FUNCT	AP	NORM	% COND
Exterior Wall	25	MOD METAL	100	1,142	115.8250	72.39	82,669	2002	2002	0	10	19.00	71.00	
Roof Structure	03	GABLE/HIP	100											
Roof Cover	12	METAL	100											
Interior Wall	05	DRYWALL	100											
Interior Floor	03	CONC FTNSH	50											
Interior Floor	11	CLAY TILE	50											
Air Condition	03	CENTRAL	100											
Heating Type	04	AIR DUCTED	100											
Bedrooms			1	100										
Bathrooms			1	100										
Frame	02	WOOD FRAME	100											
Stories			1	100										
Architectural	00	N/A	100											
Units			0	100										

1 EFF APPT 0% - 2024 Heated Area: 816 HX Base Yr



TOTALS 1,632 1,142 58,695
 EXTRA FEATURES 4326 NE HWY 70, ARCADIA

BLD DATE	INC DATE	TGL DATE	LAND DATE	AG DATE
		06/22/2022		

MLD

L	OB/XF	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJR	ADJ UNIT PRICE	ORG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1400	FNC CH 13/	0	0	0	330.00	LF	6.00	6.00	100	1975	1975	3	25	495	
2	1999	SHED-UC	0	0	0	397.00	SF	6.50	6.50	100	1999	1999	3	55	1,419	
3	1999	SHED-UC	0	0	32	20	SF	4.00	4.00	100	2002	2002	3	64	1,638	
4	0860	DRVMY CONC	0	0	0	120.00	SF	2.50	2.50	100	2007	2007	3	88	264	
5	2003	SIDEWALK	0	0	0	300.00	SF	2.50	2.50	100	2002	2002	3	84	630	

TOTAL OB/XF		TOTAL ADJ		TOTAL UNIT PRICE		TOTAL ADJ UNIT PRICE		TOTAL LAND VALUE		TOTAL ADJUSTMENTS		OTHER ADJUSTMENTS		YEAR DENSITY		DECL		FRZ		YR CONSRV	
4,446		4,446		35,000.00		35,000.00		175,000													

BAS=(YR=2024;ORIG=130,50] N34 W24 S34 E24 \$
 UST=(YR=2024;ORIG=106,16] W24 S34 E24 N34 \$

OFF RECORD	NUMBER	DATE	TYPE	Q	V	RSN	INST	U	I	CD	SALE PRICE
	202514005864	7/24/2025	CW	U	I	11					0

GRANTOR: GABLE HOLDINGS KKP1-1
 GRANTEE: UTILITY MASTERS INC
 202514005638 7/24/2025 WD P I 98 319,000
 GRANTOR: GABLE HOLDINGS LLP1-1
 GRANTEE: UTILITY MASTERS INC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
VALUATION BY	Tax Dist:
BUILDING MARKET VALUE	STANDARD
TOTAL MARKET OB/XF VALUE	58,695
TOTAL LAND VALUE - MARKET	4,446
TOTAL MARKET VALUE	175,000
SOR/AGL Deduction	238,141
ASSESSED VALUE	0
TOTAL EXEMPTION VALUE	238,141
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	238,141
INCON VALUE	238,141
PREVIOUS YEAR MKT VALUE	238,909

REVIEW DATE 01/17/2025 BY VG
 Total Acres: 5.00
 Total Land Value: 175,000
 Market: 0
 Agricultural: 0
 Common: 175,000
 PRINTED 10/22/2025 BY SYS

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1532700 2025

R 34-37-25-0000-0072-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$1,635.43
COUNTY LAW ENF	.0029406	\$700.28
SCHOOL LRE	.0030330	\$722.28
SCHOOL DISC	.0022480	\$535.34
SOUTHWEST WATER MGMT	.0001831	\$43.60
TOTAL AD-VALOREM:		\$3,636.93

**UTLITY MASTERS INC
902 SW 139TH CT
MIAMI , FL 33184**

5.000 ACRES
PARCEL C: BEG NE COR OF SE1/4
OF SW1/4 TH S 0D02M30S W
665.15 FT TH S 89D42M25S W
1024.91 FT TO POB TH CONT SAME

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$115.00
Asmt - FIRE	\$145.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$239.30
TOTAL NON-AD VALOREM:	\$544.80

FAIR MKT VALUE	\$238,141.00	DIST	7
ASSESS	\$238,141.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$238,141.00		

COMBINED TAXES & ASMTS: \$4,181.73
DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

**** PAID ****

Last Payment: 11/24/2025 **Receipt Number:** 9800721

Exemptions:

Amount Collected: \$4,014.46 **Discount Amount:** \$0.00

**Property Address:
4326 NE HWY 70 ARCADIA 34266**

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
343725000000720000	R	2025	\$3,636.93	\$544.80	11/24/2025	\$4,014.46	\$0.00
343725000000720000	R	2024	\$3,724.61	\$471.63	7/28/2025	\$4,802.57	\$0.00
343725000000720000	R	2023	\$3,109.92	\$38.00	2/13/2024	\$3,116.44	\$0.00
343725000000720000	R	2022	\$2,479.62	\$38.00	3/6/2023	\$2,517.62	\$0.00
343725000000720000	R	2021	\$2,058.82	\$38.00	12/27/2021	\$2,033.92	\$0.00
343725000000720000	R	2020	\$2,080.76	\$38.00	12/22/2020	\$2,055.20	\$0.00
343725000000720000	R	2019	\$2,101.03	\$38.00	3/17/2020	\$2,139.03	\$0.00
343725000000720000	R	2018	\$1,681.67	\$38.00	5/31/2019	\$1,775.22	\$0.00
343725000000720000	R	2017	\$1,571.95	\$28.00	1/29/2018	\$1,567.95	\$0.00
343725000000720000	R	2016	\$1,517.37	\$28.00	7/24/2017	\$1,782.09	\$0.00
343725000000720000	R	2015	\$1,541.60	\$30.00	7/24/2017	\$2,084.61	0.00
343725000000720000	R	2014	\$1,359.73	\$30.00	3/31/2015	\$1,389.73	0.00

Prepared by & Return to:
Naomi Winfield for
Omega National Title of Florida, LLC
1205 Cape Coral Parkway E
Cape Coral, Florida 33904
Consideration: \$319,000.00
File Number: N25-0347NW
Parcel ID Number: **34-37-25-0000-0072-0000**

***THIS DEED IS BEING RE-RECORDED TO CORRECT THE GRANTORS NAME TO READ
GABLE HOLDINGS KKPT-1 LLC, a WYOMING LIMITED LIABILITY COMPANY**

CORRECTIVE WARRANTY DEED

This Warranty Deed made this 24th day of July, 2025, by **Gable Holdings LLPT-1 LLC** whose address is: 205 Worth Ave., Suite 305, Palm Beach, Florida 33480, hereinafter called the grantor,

to **Utility Masters, Inc., a Florida corporation**, whose post office address is: 902 SW 139th Court, Miami, Florida 33184, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in De Soto County, Florida, viz:

Parcel C:

Begin at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 37 South, Range 25 East, DeSoto County, Florida; thence South 00°02'30" West along East line of said tract, 665.15 feet; thence South 89°42'25" West, 1024.91 feet to the Point of Beginning; thence continue along the same line, 298.88 feet to West line of said tract; thence South 00°08' East along said West line, 590.08 feet to the North right-of-way of State Road No. 70; thence Easterly along arc of a curve on left on said right-of-way, 471.60 feet to the point of tangency of said curve; thence North 84°56'30" East along said right-of-way, 172.50 feet; thence North 32°26'19" West, 641.39 feet to the Point of Beginning.

This Conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and **Together** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

Warranty Deed
Page 2 of 2

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Gable Holdings KKPT-1 LLC, a Wyoming limited liability company

[Signature]
Witness#1 Signature

[Signature]
Weston E. Spicer, Manager

Printed Name Witness #1 Denise Coppenhaver

Address: 205 Royal Palm Way
Palm Beach, FL 33480

Witness#2 Signature [Signature]

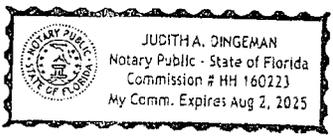
Printed Name Witness #2 Mary Ellen Gore

Address: 205 Royal Palm Way
Palm Beach, FL 33480

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17th day of July, 2025, by Weston E. Spicer, as Manager of Gable Holdings KKPT-1 LLC, a Wyoming limited liability company, on behalf of the company, who () is personally known to me, or (X) provided Fla D/L as identification.

[Signature]
Notary Public





DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **OR**
POWERED BY CIVITEK

[Search Again](#)

Your results are shown below. You may click a column heading to sort that column. Clicking the same heading again will reverse the order of the search.

Page Size:

One item found.

1

From	To	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
GABLE HOLDINGS KKPT-1, LLC	UTILITY MASTERS, INC.	08/04/2025	D	202514005864	0/0	2	\$0.00	BEGIN AT NE COR OF SE 1/4 OF SW 1/4 OF SECT 34...

[View Image](#)

One item found.

1

Customer Information

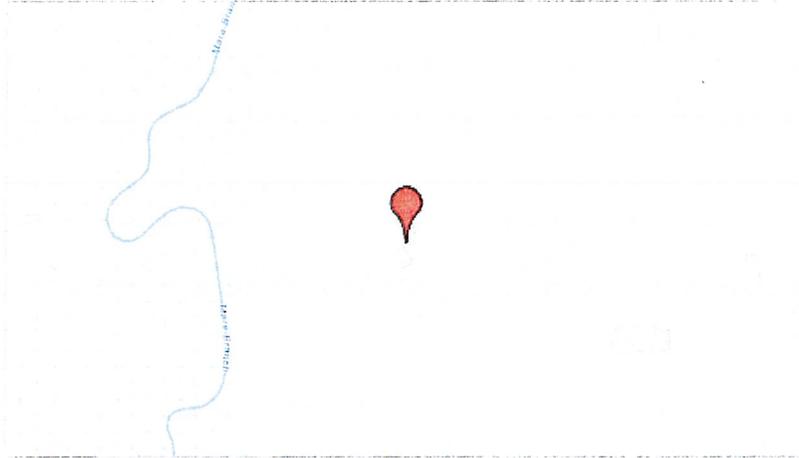
Name: ELOISE JOHNSON
Address: 4412 NE HWY 70
ARCADIA, FL 34266

Phone: (863) 444-1096
Alt. Phone:
Email:

Request Classification

Topic: Commerical Vehicle
Parking
Status: Open
Assigned to: Sharon Gray
Property Address: 4326 FL-70

Request type: Problem
Priority: Normal
Entered Via: Phone



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

Retention Disposition Date

Date File Scanned into DocuShare:

Description

Commercial Equipment being stored on the property along with old equipment by the R.O.W.

Reason Closed

Date Expect Closed: 10/10/2025

Enter Field Notes Below

Notes:

Notes Taken By: _____ **Date:** _____

Sec. 20-1342. - Development permit required prior to undertake any development activity.

Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. No development activity shall be undertaken unless authorized by a development order or development permit.

(LDR, § 12002; Ord. No. 2012-01, § 12002, 5-22-2012)



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

COPY

NOTICE to CORRECT VIOLATION

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

RE: 4326 Ne Hwy 70
PIN #: 34-37-25-0000-0072-0000
Case No: CE-25-0489

Date: October 22, 2025

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Facts constituting violation (including date, time, and place of violation): On **October 1, 2025** at **1:28 pm**, the property located at **4326 Ne Hwy 70** was visited and revealed the following:

Equipment is being parked on the property. Please remove the equipment from the property. You will need to contact the Planning & Zoning Department to see what you are allowed to do on this property & if there are any options to be able to store the equipment on the property in the future.

You must correct the violation(s) by taking the appropriate steps.

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits

Due by: November 5, 2025

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

A handwritten signature in blue ink that reads "Sharon Gray". The signature is written in a cursive style with a large, looped "G" at the end.

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052702678570646



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

COPY

NOTICE to CORRECT VIOLATION

Jose L Yanes
902 SW 139 CT
Miami, FL 33184

RE: 4326 Ne Hwy 70
PIN #: 34-37-25-0000-0072-0000
Case No: CE-25-0489

Date: October 22, 2025

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit

Facts constituting violation (including date, time, and place of violation): On **October 1, 2025** at **1:28 pm**, the property located at **4326 Ne Hwy 70** was visited and revealed the following:

Equipment is being parked on the property. Please remove the equipment from the property. You will need to contact the Planning & Zoning Department to see what you are allowed to do on this property & if there are any options to be able to store the equipment on the property in the future.

You must correct the violation(s) by taking the appropriate steps.

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits

Due by: November 5, 2025

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

Sharon Gray

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052702678570639

9589 0710 5270 2678 5706 39

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) \$ 4.90
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage \$.74
 Total Postage and Fees \$ 10.44

Sent To
 Jose L Yanes
 902 SW 139 Court
 Miami, FL 33184

Postmark Here **OCT 22 2025**

34266-USPS

See Reverse for Instructions

9589 0710 5270 2678 5706 46

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) \$ 4.90
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage \$.74
 Total Postage and Fees \$ 10.44

Sent To
 Utly Masters Inc
 902 SW 139th CT
 Miami, FL 33184

Postmark Here **OCT 22 2025**

34266-USPS

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:

Utly Masters Inc
 902 SW 139th CT
 Miami, FL 33184



9590 9402 9567 5121 7625 79

2. Article Number (Transfer from service label)

39 0710 5270 2678 5706 46

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 J. Yanes Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
 J. Yanes 10.25.25
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

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

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 9567 5121 7625 62

2. Article Number (Transfer from service label)

39 0710 5270 2678 5706 39

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 J. Yanes Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
 J. Yanes 10.25.25
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

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



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

NOTICE TO CORRECT VIOLATION

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

RE: 4326 NE Hwy 70
PIN #: 34-37-25-0009-0072-000
Case No: CE-25-0189

Date: October 22, 2025

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine site patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-13.42 Development Permit Required: Development is the carrying out of any building, excavation, mining operation, the making of any material change in the use or appearance of any structure or lot, or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Facts constituting violation (including date, time, and place of violation): On October 1, 2025, at 4326 NE Hwy 70, property located at 4326 NE Hwy 70 was visited and revealed the following:

Equipment is being parked on the property. Please remove the equipment from the property. You will need to contact the Planning & Zoning Department to see what you are allowed to do on this property. If you are not any options to be able to store the equipment on the property in the future.

You must correct the violation(s) by taking the appropriate steps.

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits.

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which is heard by a county court judge or violations as alleged in this notice as correct may be heard by the county court judge. If the violation is corrected and then occurs or if the violation is not corrected by the time specified in the notice, the case may be presented to the Special Magistrate if the violator has had a previous hearing.

If found to be in violation, a fine may be imposed of up to \$200.00 per day per violation for a first violation and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to the Special Magistrate. If, as a result of the hearing, it is determined that your property was in violation, you would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at (863) 491-9033, ext. 204, Arcadia, FL 34266. Telephone number (toll) 401-8142 or (863) 983-4000.

10/22/2025 12:54

SHARON GRAY
4326 NE HWY 70



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

NOTICE TO CORRECT VIOLATION

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

RE: 4326 NE Hwy 70
PIN #: 34-37-25-0009-0072-000
Case No: CE-25-0189

Date: October 22, 2025

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine site patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-13.42 Development Permit Required: Development is the carrying out of any building, excavation, mining operation, the making of any material change in the use or appearance of any structure or lot, or the dividing of land into 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

Facts constituting violation (including date, time, and place of violation): On October 1, 2025, at 4326 NE Hwy 70, property located at 4326 NE Hwy 70 was visited and revealed the following:

Equipment is being parked on the property. Please remove the equipment from the property. You will need to contact the Planning & Zoning Department to see what you are allowed to do on this property. If you are not any options to be able to store the equipment on the property in the future.

You must correct the violation(s) by taking the appropriate steps.

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits.

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which is heard by a county court judge or violations as alleged in this notice as correct may be heard by the county court judge. If the violation is corrected and then occurs or if the violation is not corrected by the time specified in the notice, the case may be presented to the Special Magistrate if the violator has had a previous hearing.

If found to be in violation, a fine may be imposed of up to \$200.00 per day per violation for a first violation and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to the Special Magistrate. If, as a result of the hearing, it is determined that your property was in violation, you would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at (863) 491-9033, ext. 204, Arcadia, FL 34266. Telephone number (toll) 401-8142 or (863) 983-4000.

10/22/2025 12:54

SHARON GRAY
4326 NE HWY 70



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Sharon Gray, duly sworn, deposes and says: That on 10/22/25 @ 12:54 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

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

Agent of Process
Jose L Yanes
902 SW 139 CT
Miami, FL 33184

at the following location(s): 4326 Ne Hwy 70

I declare under penalty of perjury that the forgoing is true and correct.

DATE: October 22, 2025

affiant Sharon Gray

Sworn to and subscribed before me this 23rd day of October, 2025 by
Sharon Gray who is personally known _____ OR Produced Identification

Sarah

Notary Public





12/31/2025 10:20

SHARON GRAY
4326 NE HWY 70



12/31/2025 10:21

SHARON GRAY
4326 NE HWY 70



12/31/2025 10:21

SHARON GRAY
4326 NE HWY 70



12/31/2025 10:22

SHARON GRAY



12/31/2025 10:22

SHARON GRAY
4326 NE HWY 70



12/31/2025 10:23

SHARON GRAY



12/31/2025 10:23

SHARON GRAY
4326 NE HWY 70



12/19/2025 12:32

SHARON GRAY
4326 NE HWY 70



12/19/2025 12:32

SHARON GRAY
4326 NE HWY 70



12/19/2025 12:33

SHARON GRAY
4326 NE HWY 70



12/19/2025 12:33

SHARON GRAY
4326 NE HWY 70



12/19/2025 12:33

SHARON GRAY
4326 NE HWY 70



12/19/2025 12:33

SHARON GRAY
4326 NE HWY 70



12/19/2025 12:33

SHARON GRAY
4326 NE HWY 70



11/21/2025 09:26

SHARON GRAY
4326 NE HWY 70



11/21/2025 09:26

SHARON GRAY
4326 NE HWY 70



3-398 3yd

WOMACK
EXCAVATION
COMMERCIAL / RESIDENTIAL
863-494-1580
WWW.WOMACKEXCAVATION.COM

11/21/2025 09:27

SHARON GRAY
4326 NE HWY 70



11/21/2025 09:27

SHARON GRAY
4326 NE HWY 70



11/21/2025 09:27

SHARON GRAY
4326 NE HWY 70



11/21/2025 09:27

SHARON GRAY
4326 NE HWY 70



11/21/2025 09:27

SHARON GRAY
4326 NE HWY 70



10/01/2025 13:28

SHARON GRAY
4326 NE HWY 70



10/01/2025 13:28

SHARON GRAY
4326 NE HWY 70



10/01/2025 13:27

SHARON GRAY
4326 NE HWY 70



10/01/2025 13:27

SHARON GRAY
4326 NE HWY 70



10/01/2025 13:28

SHARON GRAY
4326 NE HWY 70



10/01/2025 13:28

SHARON GRAY
4326 NE HWY 70



10/01/2025 13:27

SHARON GRAY
4326 NE HWY 70



10/01/2025 13:27

SHARON GRAY
4326 NE HWY 70

Sharon Gray

From: Jose Yanes <undergroundpipe@yahoo.com>
Sent: Tuesday, October 28, 2025 5:56 PM
To: Sharon Gray
Subject: Re: email verification
Attachments: Development Plan Application.pdf; Improvement Plan Application.pdf; Resolution # 2021-24.pdf; 07-31-25 - WY - Delivered Service of Process - Gable Holdings KKPT-1 LLC.pdf

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

On 10/28/2025 3:11 PM, Sharon Gray wrote:

Hello It's Sharon

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



From: Jose Yanes [<mailto:undergroundpipe@yahoo.com>]

Sent: Tuesday, October 28, 2025 2:01 PM

To: Sharon Gray <s.gray@desotobocc.com>

Subject: email verification

This email originated outside of Desoto County BOCC. Think before you click!!!

just checking to verifying this is the right email

thanks

joe

--

Utility Masters, Inc. Joe Yanes (786) 768-1880

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.

--

Utility Masters, Inc. Joe Yanes (786) 768-1880



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
UTILITY MASTERS, INC.

Filing Information

Document Number	P97000075698
FEI/EIN Number	65-0789143
Date Filed	09/02/1997
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/08/2017

Principal Address

902 SW 139 COURT
MIAMI, FL 33184

Changed: 04/20/2009

Mailing Address

902 SW 139 COURT
MIAMI, FL 33184

Changed: 04/20/2009

Registered Agent Name & Address

YANES, JOSE L
902 SW 139 COURT
MIAMI, FL 33184

Name Changed: 04/08/2017

Address Changed: 04/20/2009

Officer/Director Detail

Name & Address

Title DP

YANES, JOSE L
902 SW 139 COURT
MIAMI, FL 33184

Title DS/T

YANES, JOSE L
902 SW 139 COURT
MIAMI, FL 33184

Annual Reports

Report Year	Filed Date
2023	04/14/2023
2024	02/28/2024
2025	04/14/2025

Document Images

04/14/2025 -- ANNUAL REPORT	View image in PDF format
02/28/2024 -- ANNUAL REPORT	View image in PDF format
04/14/2023 -- ANNUAL REPORT	View image in PDF format
04/12/2022 -- ANNUAL REPORT	View image in PDF format
04/25/2021 -- ANNUAL REPORT	View image in PDF format
04/19/2020 -- ANNUAL REPORT	View image in PDF format
04/27/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- REINSTATEMENT	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/23/2006 -- ANNUAL REPORT	View image in PDF format
12/21/2005 -- REINSTATEMENT	View image in PDF format
08/12/2004 -- ANNUAL REPORT	View image in PDF format
04/15/2003 -- ANNUAL REPORT	View image in PDF format
07/08/2002 -- ANNUAL REPORT	View image in PDF format
07/24/2001 -- ANNUAL REPORT	View image in PDF format
05/17/2000 -- ANNUAL REPORT	View image in PDF format
03/02/1999 -- ANNUAL REPORT	View image in PDF format
05/05/1998 -- ANNUAL REPORT	View image in PDF format
09/02/1997 -- Domestic Profit Articles	View image in PDF format

Sharon Gray

From: Laura McClelland
Sent: Wednesday, October 15, 2025 9:07 AM
To: Sharon Gray; Code Enforcement Dept
Cc: Planning
Subject: 34-37-25-0000-0072-0000
Attachments: Resolution # 2021-24.pdf; Ordinance 2020-2 Expiration of DP (3 yrs).pdf

This email originated inside of DeSoto County BOCC.

Sharon,

After having the time to research, this property had a previously approved development plan (SITE-0044-2020) approved May 25, 2021 (resolution attached). February 25, 2020, the Board adopted ordinance 2020-2 (ordinance attached) providing for expiration of development plan approval if the development does not commence within three (3) years, therefore, the development plan approval is no longer valid.

Per LDR Sec. 20-139 a.6. storage is a permitted use on the property, however, Sec. 20-1378 (b) Major Development, A proposed development shall be designated as a major development if it satisfies one or more of the following criteria: (2) The development involves commercial and/or industrial uses. This means any development or use of property with commercial or industrial zoning will require development plan approval.

Thanks.

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.

2021-24

A Resolution of the Board of County Commissioners of DeSoto County , Florida, granting to Arcadia Self-Storage, LLC Development plan application (site0 0044-2020) approval with conditions on a 6.23 acre parcel, zoned industrial light (IL) district and located at 4326 NE HWY 70 and providing for an effective date.

Adopted May 25, 2021

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2021 - 24

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, GRANTING TO ARCADIA SELF STORAGE, LLC DEVELOPMENT PLAN APPLICATION (SITE-0044-2020) APPROVAL WITH CONDITIONS ON A 6.23 ACRE PARCEL, ZONED INDUSTRIAL LIGHT (IL) DISTRICT AND LOCATED AT 4326 NE HWY 70 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 19, 2020, a Development Plan application and fee was submitted to the Development Department for a Self Storage facility located at 4326 NE Highway 70 (Exhibit A: Location Map); and

WHEREAS, Land Development Regulations (LDR) Section 20-1345(d)(1) requires all development plans be reviewed by the Development Director and then submitted to the Board of County Commissioners (Board) for its review and approval or disapproval at a quasi-judicial public hearing; and

WHEREAS, the Development Department has reviewed the Development Plan application and concludes the application is in conformance with the LDR provided conditions are imposed; and

WHEREAS, on May 25, 2021, the DeSoto Board of County Commissioners held a duly noticed public hearing on the Development Plan application (SITE 0044-2020) and determined that the application complies with the DeSoto County Comprehensive Plan (Exhibit B: Comprehensive Plan), the Land Development Regulations (Exhibit C: Zoning), and all other applicable regulations provided conditions to ensure conformance are imposed; and

WHEREAS, the Board finds adoption of this resolution will not adversely affect the public interest and is in the best interest of the residents of DeSoto County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:

Section 1. *Whereas clauses incorporated.* The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Resolution.

Section 2. *Property description.* The 6.23 acre parcel is located at 4326 NE Highway 70, the Property Identification Number being 34-37-25-0000-0072-0000.

Section 3. *Development Plan approved.* Arcadia Self Storage, LLC is granted Development Plan application (SITE 0044-2020) approval as displayed in the site plan (Exhibit D: Site Plan), subject to the following conditions:

1. This Development Plan (SITE 0044-2020) is located within the Industrial Light (IL) zoning district.
2. Access onto the property is from Highway 70. A right of way permit from DeSoto County will not be required. The existing driveway is connected to SR 70, a state roadway. The applicant shall coordinate with the Florida Department of Transportation, adhere to all requirements and obtain necessary permits.
3. The Improvement Plan shall conform to the off-street parking area requirements in LDR Sec. 20-537.
4. The Improvement Plan shall conform to the off-street loading area requirements in LDR Section 20-537
5. The Improvement Plan shall provide for a 30' Type "B" landscape buffer along the south side of the parcel as designated on the Concept Development Plan.
6. The Improvement Plan shall conform to the LDR stormwater management regulations. The method for treating stormwater is not shown on the Development Plan. This shall be depicted on the improvement plan. Engineering will review for offsite impacts.
7. The Improvement Plan shall display for the impervious surface area size and percent coverage by type of development (e.g., buildings, parking, driveways, sidewalks, etc.) consistent with LDR requirements.
8. All the details will be supplied with the Improvement Plan application to show it meets all the LDR's and Engineering Standards.
9. Onsite traffic circulation must allow for emergency vehicles. Structural numbers of all surfaces intended for vehicle traffic must meet or exceed the minimums in the DeSoto County Engineering Standard Details. Road radii must be sufficient to allow for turning of fire trucks. Currently there is no radii from the widened shell area to the paver area. Also, the 27.5' radii at the loop may not be sufficient. This must be displayed on the Improvement Plan submittal.
10. The surface of the pervious area surrounding the loop road is not shown. Please be advised the fire access road through the site must be delineated differently from the surrounding area in field so emergency services drivers know which areas are stabilized.
11. The Improvement Plan shall conform to the Florida Fire Prevention Code. The applicant should coordinate with the Fire Inspector.
12. The Improvement Plan may display a solid waste location that is easily accessible by the solid waste franchisee, shall provide a dumpster enclosure (if dumpster is required) consistent with the County's detail, and may obtain a commercial garbage collection contract with the franchisee for all waste types generated.
13. The Improvement Plan must demonstrate a continuous vegetative hedge on the south half on the east boundary of the property.

Section 4. *Effective date.* This Resolution shall take effect immediately upon its adoption.
PASSED AND ADOPTED this 25th day of May 2021.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF DESOTO COUNTY, FLORIDA**

By: Mandy Hines
Mandy Hines
County Administrator

By: JC Deriso
JC Deriso, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By: Donald D. Conn
Donald D. Conn
County Attorney

2020-2

An Ordinance adopting development plans expiration.

Adopted February 25, 2020

ORDINANCE NO. 2020 - 2

DESOTO COUNTY, FLORIDA

AN ORDINANCE OF DESOTO COUNTY, FLORIDA, REVISING CHAPTER 20, LAND DEVELOPMENT REGULATIONS, DESOTO COUNTY CODE OF ORDINANCES; AMENDING ARTICLE XI, SECTION 20-1345 OF THE CODE OF ORDINANCES TO PROVIDE FOR EXPIRATION OF DEVELOPMENT PLAN APPROVAL IF DEVELOPMENT DOES NOT COMMENCE WITHIN THREE YEARS OF APPROVAL; PROVIDING FOR EXTENSIONS; PROVIDING FOR A HEARING TO REVOKE APPROVAL IF DEVELOPMENT CEASES FOR THREE CONTINUOUS YEARS; PROVIDING FOR RECODIFICATION, REPUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the authority of Sections 125.01(1) and 163.3202 of the Florida Statutes, the Board of County Commissioners (“Board”) is authorized to adopt ordinances and resolutions pertaining to zoning and other land development regulations to protect the health, safety and welfare of the citizens of DeSoto County; and

WHEREAS, Sections 163.3201, 163.3202, 163.3211 and 163.3213, Florida Statutes, empower and require the Board to implement the adopted Comprehensive Plans by adoption of appropriate land development regulations, and specifies the scope, content and administrative review procedure for such regulations; and

WHEREAS, the Board adopted Ordinance Number 2012-01, effective on July 2, 2012, to comprise the Desoto County Land Development Regulations (“LDRs”); and

WHEREAS, the Board subsequently amended the LDRs which now appear as Chapter 20 of the DeSoto County Code of Ordinances; and

WHEREAS, the DeSoto County Code of Ordinances provides that the Board of County Commissioners shall hold a quasi-judicial public hearing to review development plans and grant approval, approval with conditions, or disapproval of development plans; and

WHEREAS, development plan approval is based on several factors, including but not limited to the impact such development will have on surrounding property, traffic, infrastructure needs, the environment and natural resources; and

WHEREAS, as time passes from development plan approval to commencement and completion of actual development, the impact that such development will have on surrounding property, traffic, infrastructure needs, the environment and natural resources will likely change and require reevaluation; and

WHEREAS, for this reason the Board finds there is a need to amend the portion of the LDRs which addresses development plan approval in order to provide for an expiration date for such approvals; and

WHEREAS, the Board finds that adoption of this Ordinance is in the public interest and serves a proper public purpose; and

WHEREAS, the Board finds that this Ordinance is consistent with the DeSoto County Comprehensive Plan, and

WHEREAS, the Desoto County Planning Commission held a duly notice public hearing on January 7, 2020, and the Board held duly noticed public hearings to consider this Ordinance on January 28, 2020 and February 25, 2020.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, THAT:

Section 1. Findings

The Board of County Commissioners adopts the recitations above as true and correct and in addition makes the following findings:

(a) As provided in this Ordinance, the reasonable regulation of the use and development of land in DeSoto County protects the health, safety and welfare of the public, and serves a proper public purpose;

(b) The BOCC deems it necessary to adopt this Ordinance for the purposes set forth in Section 163.3202(2) and (3), Florida Statutes;

(c) The BOCC finds that there is a public benefit to prescribing a reasonable process for approving the use of property in a manner that provides for the protection of the public health, safety and welfare; and

(d) The regulation prescribed in this Ordinance is the minimum necessary to achieve the public benefits described in these findings.

Section 2. Development Plan Approval. Chapter 20 of the Code of Ordinances, Article XI, Sec. 20-1345 (d)(1) is amended to read as follows:

Sec. 20-1345. - Procedure for obtaining development permits.

(d) *Development permits.* Applications for development permits shall satisfy all of the following requirements:

(1) A valid development order shall be on file for the project. Applications for development permits shall be submitted to the Development Department and may be submitted simultaneously with application for development plan or improvement plan approval; however, permits shall not be issued until development plan or improvement plan approval is granted and the development order issued. All development plans shall be reviewed by the Development Director and then submitted to the Board for its review and approval, approval with conditions, or disapproval at a quasi-judicial hearing of the Board. The Board may condition development plan approval on the expiration of that approval after three (3) years from the date of approval unless development has commenced within that three (3) year period; provided, however, that at the request of the developer the Board may extend said expiration date for additional periods of three (3) years if the developer shows diligent, good faith efforts to proceed with development but has been unable to commence development through no fault of his own. The Board may also provide that if development

which has commenced under an approved development plan ceases for a continuous period of three (3) years, the Board may schedule a hearing to determine if said approval shall be revoked. After Board approval of a development plan, the Development Director is authorized to approve improvement plans upon a finding of completeness, consistency with the development plan, and compliance with the requirements of these land development regulations. Should an application for development plan or improvement plans approval be found incomplete, the development permit application shall not be processed.

Section 3. Republication and Codification. The County Administrator is directed to ensure that this Ordinance shall be codified into, and published as part of, the DeSoto County the Code of Ordinances.

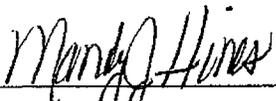
Section 4. Effective Date. A certified copy of this Ordinance shall be filed with the Florida Department of State by the Clerk to the Board within ten (10) days after adoption of this Ordinance. This Ordinance shall take effect in accordance with law.

PASSED AND DULY ADOPTED this 25th day of February, 2020.

**BOARD OF COUNTY COMMISSIONERS
OF DESOTO COUNTY, FLORIDA**

By 
Juril O. Mansfield, Chairman

ATTEST:


Mandy J. Hines, County Administrator

Approved as to Form and Correctness:

Donald D. Conn, County Attorney

2006-18 Ordinance granting a rezoning of certain lands from Agricultural-5 to Industrial Light
(Rezone #2005-76/Baxley)

ADOPTED FEBRUARY 28, 2006

DESOTO COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 2006 - 18

AN ORDINANCE OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS, GRANTING REZONING APPLICATION RZ 2005-76 REZONING CERTAIN LANDS IDENTIFIED AS PARCEL ID NUMBER 34-37-25-0000-0072-0000 FROM A5, AGRICULTURAL FIVE TO IL, INDUSTRIAL LIGHT; PROVIDING FOR AMENDMENT OF THE OFFICIAL DESOTO COUNTY ZONING ATLAS; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY.

WHEREAS, an Application for Rezoning, 2005-76, has been filed by George F. Baxley, to rezone 5+/- acres from A5, Agricultural Five TO IL Industrial Light, and

WHEREAS, said application, RZ 2005-76 has been properly noticed for public hearings, as required; and

WHEREAS, public hearings on the proposed rezoning have been held by the DeSoto County Planning Commission, on February 7, 2006 and by the DeSoto County Board of County Commissioners, on February 28, 2006; and

WHEREAS, the DeSoto County Planning Commission recommended approval of said rezoning; and

WHEREAS, the DeSoto County Board of County Commissioners finds that the proposed rezoning is consistent with the DeSoto County Comprehensive Plan and complies with the provision of the DeSoto County Land Development Regulations; and

WHEREAS, the DeSoto County Board of County Commissioners has determined that the proposed rezoning is in the public interest;

NOW, THEREFORE, BE IT ORDAINED, by the DeSoto County Board of County Commissioners as follows:

SECTION 1. The property described in Rezoning Application 2005-76 as Tax Parcel Number 34-37-25-0000-0072-0000 as provided in the records of DeSoto County, Florida, is hereby rezoned from A5, Agricultural Five to IL, Industrial Light.

SECTION 2. The official DeSoto County Zoning Atlas shall be amended to reflect the subject Rezoning.

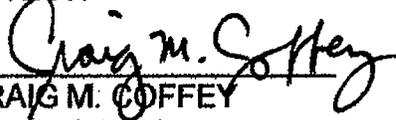
SECTION 3. This Ordinance shall be effective immediately upon its adoption in accordance with the law.

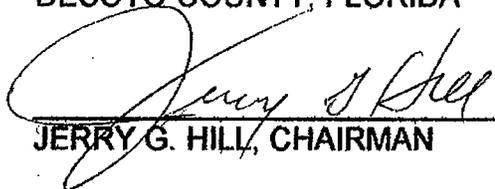
SECTION 4. In the event that any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND DULY ADOPTED by the Board of County Commissioners of DeSoto County, Florida, this 28th day of February, 2006.

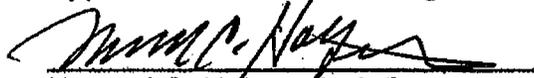
BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA

ATTEST:

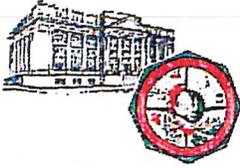

CRAIG M. COFFEY
County Administrator


JERRY G. HILL, CHAIRMAN

Approved as to form and legal sufficiency:


Howard C. Holtzendorf, County Attorney

25386-2025



THIS IS NOT A BUILDING PERMIT

DeSoto County Development
201 E. Oak St., Suite 204
Arcadia, FL 34266
planning@desotobocc.com
Ph. 863-993-4806

Fee Schedule	
Less than or equal to 1,000 ft ²	\$40.00
Greater than 1,000 ft ²	\$80.00

DeSoto County Zoning Request

OWNER INFORMATION

Property Owner's Name: UTILITY MASTERS, INC
Address: 902 SW 139 COURT
MIAMI, FL 33184

Date: 8/13/25
Phone: 786 768-1880
Email: UNDERGROUND PIPE @ YAHOO.COM

APPLICANT INFORMATION, IF DIFFERENT FROM ABOVE

Applicant's Name: NET DAN, LLC
Address: 6819 DEL MAR TERRACE
NAPLES, FL 34105

Date: 8/13/25
Phone: 941 315-5000
Email: DAN @ BILLBOARDS USA, COM

PROPERTY INFORMATION

Physical address: 4326 NO HIGHWAY 70
ARCADIA, FL

Parcel #: 34-37-25-0000-0072-0000
Acreage/Square Footage: _____

Please select from the following:

Principal Structure

Accessory Structure

Existing structures: pole bar & shed

Proposed improvement(s): INSTALL A BILLBOARD SIGN

Size: 10'6" H x 36' W Height 30'

Size: _____ x _____ Height _____

If you are zoned A-10 or A-5 see definition below for Residentially Designed Manufactured Home.

Notice: All zoning determinations prepared by the Development Department are based on the Land Development regulations (LDR) as amended, adopted by the Board of County Commissioners and pertain to properties located in the unincorporated areas of DeSoto County. Please be advised that Florida Statutes § 837.06 makes it a misdemeanor punishable by up to 60 days in jail and a \$500.00 fine to give false information to a public official.

I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. If the applicant is someone other than the property owner, a power of attorney signed by the property owner, which authorizes the applicant to apply for this specific purpose at this specific location, must be attached to the application.

Signature: [Signature]

Date: 8/13/25

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

A-10 & A-5 zoning - Residentially designed manufactured home means a factory built, single-family dwelling that meets either the National Manufactured Home Construction and Safety Standards Act (42 USC 5401 et seq.) commonly known as HUD (U.S. Department of Housing and Urban Development) Code or the Florida Manufactured Building Act of 1979 (F.S. ch. 553, part 1). These residentially designed manufactured homes must have: a roof with a pitch not less than three inches rise in a 12-inch run with eaves; vinyl, wood or masonry siding or an approved product that simulates any of these types of siding; and be a minimum width of 22 feet. All residentially designed manufactured homes must meet or exceed the structural requirements for the wind zone in which they are installed, as specified in their respective codes. In addition, commencing on May 1, 2015, all new residentially designed manufactured homes and existing residentially designed manufactured homes that are relocated or purchased must be skirted with materials that are compatible with the neighborhood and the mobile home, and shields from view the area or space under the home to a reasonable extent under the circumstances. When another structure is joined to a residentially designed manufactured home through flashing or other material approved by the Chief Building Official, such structure shall be considered part of the principal use or residentially designed manufactured home.

Property is in Zoning District: IL

Property Conforming size for zoning? (YES) or NO

Flood Zone: AE Elevation Cert needed? _____ No-Rise Cert needed? _____

Principal Setbacks: FRONT 40' SIDE _____ REAR 100' Accessory Setbacks: FRONT _____ SIDE _____ REAR _____

West side setback: 100'
East side setback: 25'

Approved by: [Signature] Date: 8-19-25

SITE PLAN

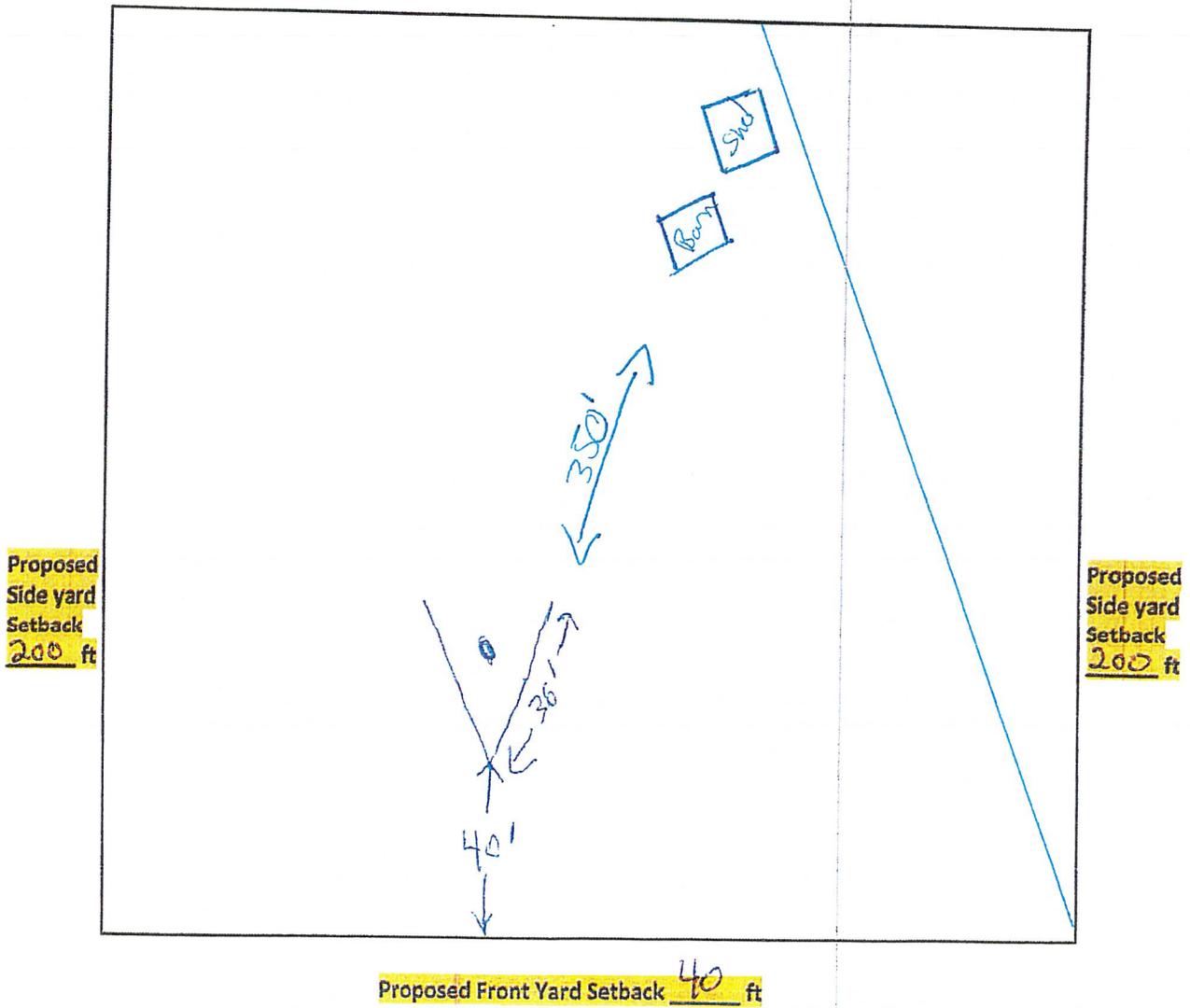
****INSTRUCTIONS:** Indicate the location of all existing and proposed buildings and structures, including stairs and air conditioning units on this property. Show the location of existing and proposed driveways, street parking, septic systems and wells. You must indicate, in feet, the distance of each structure/stairs/AC units to the property lines and any other structures. All structures must maintain a 10 foot separation. You must also indicate the direction of North.

A sample site plan is attached for reference.

REAR OF PROPERTY

Proposed Rear Yard Setback (distance from structure(s) to rear property boundary line):

475 ft



Sharon Gray

From: Laura McClelland
Sent: Tuesday, October 14, 2025 2:37 PM
To: Sharon Gray
Cc: Planning
Subject: 4326 NE Hwy 70
Attachments: Ordinance #2006-18.pdf

This email originated inside of DeSoto County BOCC.

Sharon,

Attached is the ordinance for the rezoning of the property.

Zoning application ZNVF-25386-2025, was submitted for a billboard. Below are the internal notes from that application.

Enter Notes. This field is required.

Proposed billboard will be located entirely within flood zone AE. Billboard must be constructed to minimize flood damage (lowest horizontal member must be a minimum of 1' above Base Flood Elevation). Billboard must be anchored to prevent flotation, collapse, and lateral movement, must be constructed of flood damage resistant materials, and any electrical systems must be elevated to a minimum of 1' above Base Flood Elevation or designed to prevent water intrusion. Final Elevation Certificate required before final inspection.

CANCEL

OK

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.