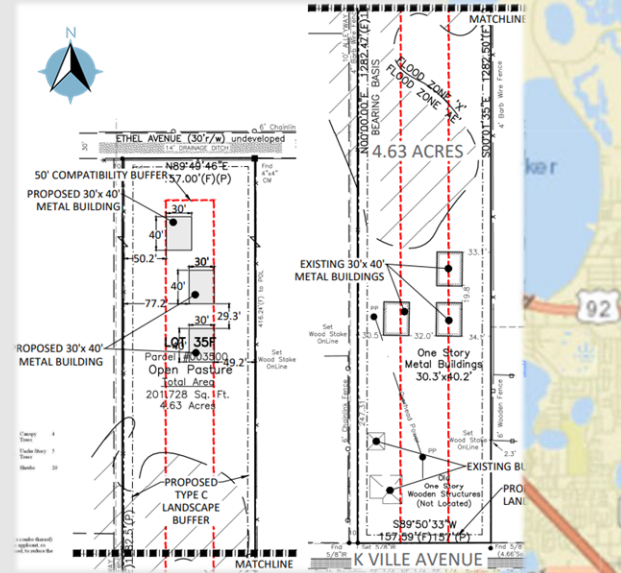
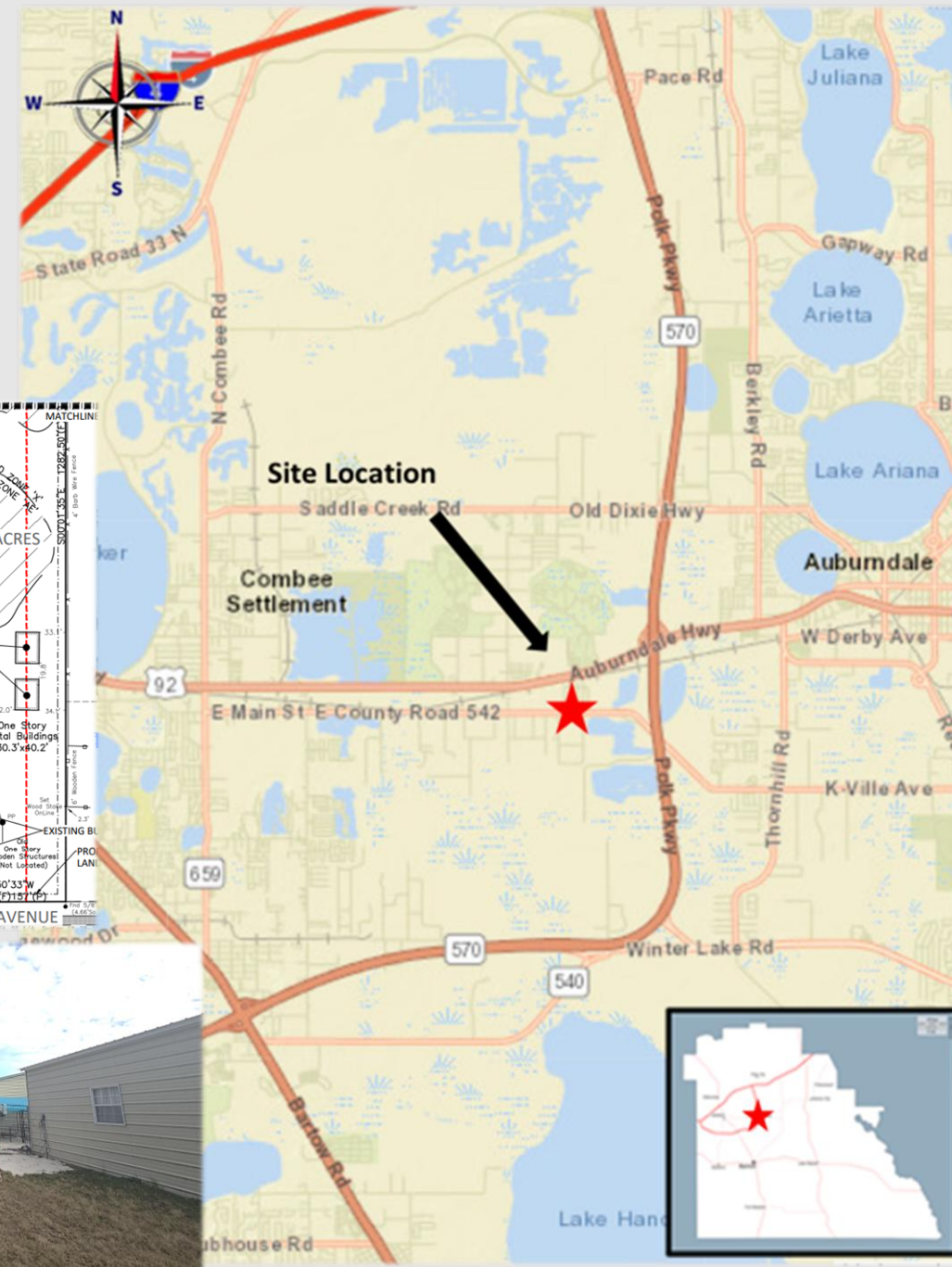




The applicant is requesting Conditional Use (CU) approval to allow a Kennels and Boarding use on approximately 4.63 acres.

Parcel #	252818-347000-003500 (+/- 4.63 acres)
----------	---------------------------------------

- Three 30 x 40 sheds currently on site being used as a kennel not meeting setbacks
- Proposing three new metal buildings to the rear of the property meeting setbacks
- Codes case (CMA-2025-1417)
- An animal rescue operation may introduce impacts that exceed typical residential conditions
- Residential Suburban districts are intended to accommodate low-intensity residential uses
- Incompatible with Surrounding Uses.
- Inconsistent with Comprehensive Plan & Land Development Code.
- Staff Recommends **DENIAL**

Submitted for the Record:

- Staff Report
- Site Plan
- IAS
- Application
- Final Order

1 Board Posted 5/12
42 Mailers on 5/15
Legal Ad on 5/20
14 emails in support



Future Land Use Map

- Residential Suburban (RS) (1du/5ac)
- Suburban Development Area (SDA)
- Kennels are C3 conditional uses
- RS is the only residential district except for A/RR that allows kennels through public hearing to assess compatibility surrounding uses

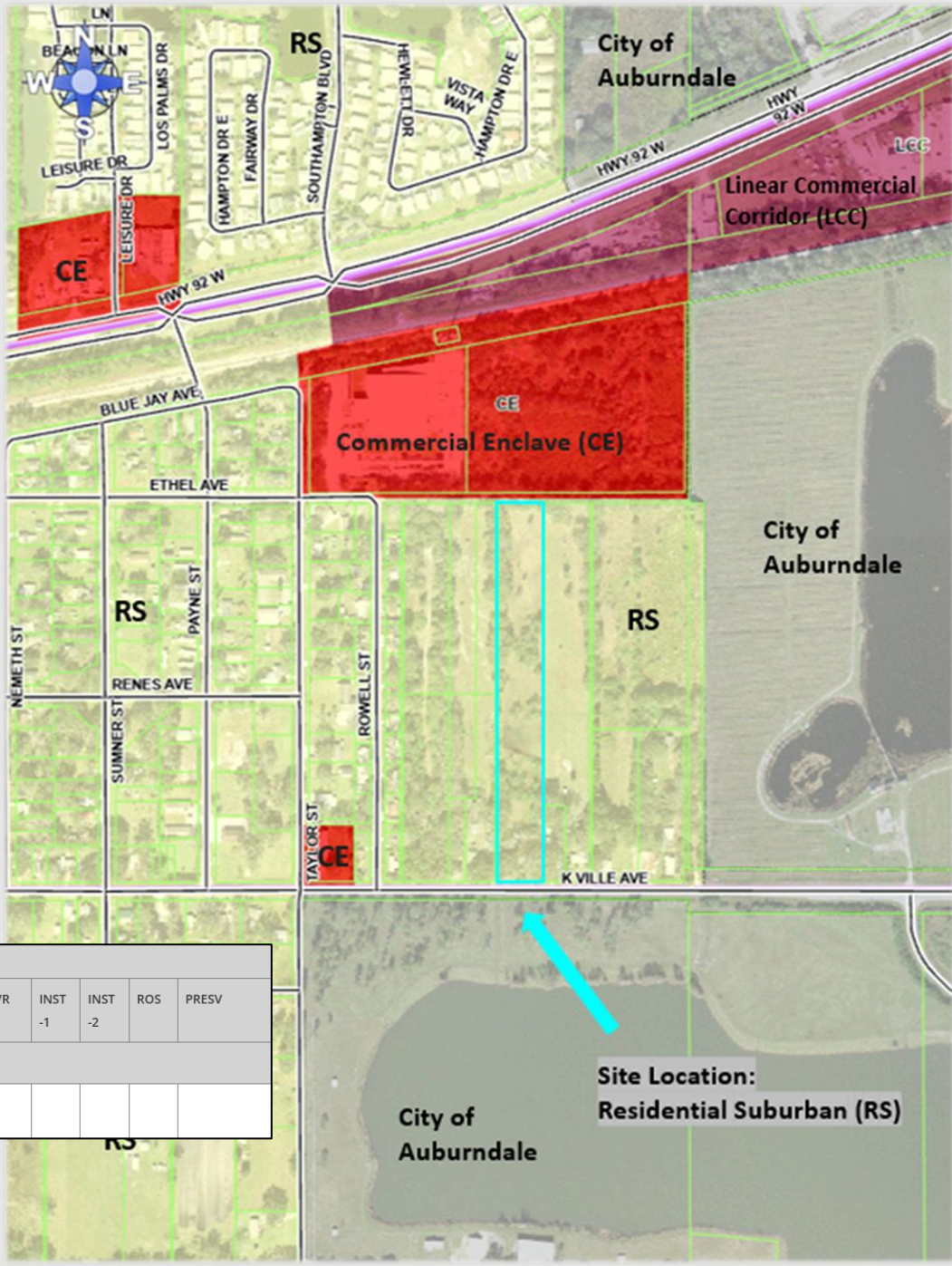


Table 2.1 Use Table for Standard Land Use Districts (For revision history, please see last row of table. Newer ordinances appear at end of section.)																													
	A/ RR	RCC -R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH		RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC -1	BPC -2	IND	PM	L/R	INST -1	INST -2	ROS	PRESV
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																													
Kennels, Boarding and Breeding	P		C3								C2		P	P		C1	P		C1	P		C2	P	P					



LDCU-2025-35

Code Enforcement Case

- CEC-2025-834 (Complaint)
- CMA-2025-1417 (Magistrate Violation)

File Date: 03/17/2025

Application Status: Violation Case Generated

Description of Work: Complainant stated that they are running a rescue dog business "cross paws rescue" about 150 dogs. they are also advertising on facebook.

Case Detail: Detail

Case Type: Complaint

Address: 3656 K VILLE AVE, AUBURNDALE, FL 33823

Owner Name: CROSSED PAWS PET RESCUE INC

Application Name: Codes

Parcel No: 252818347000003500

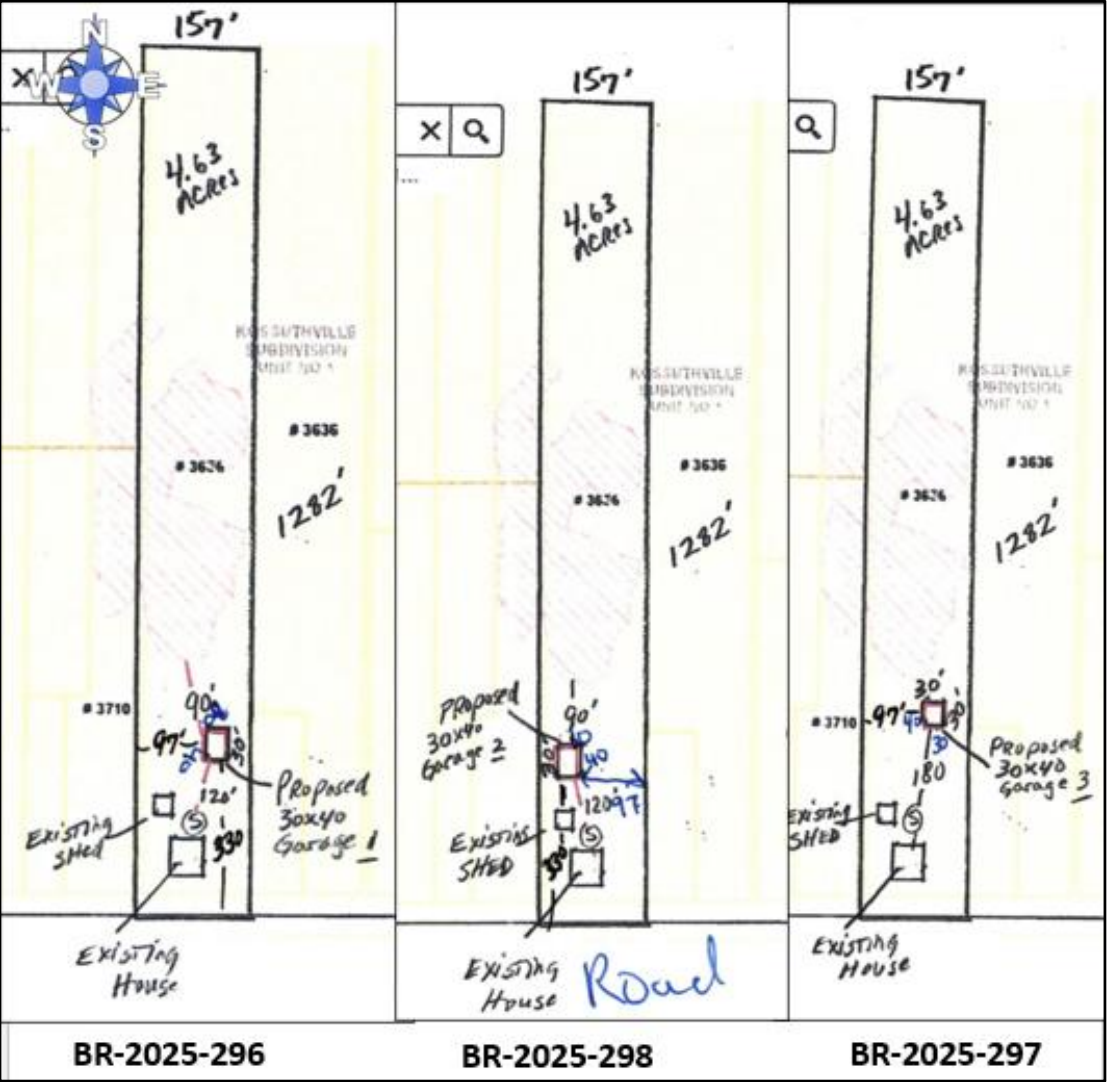
Contact Info: NameOrganization NameContact TypeContact Primary AddressStatus





LDCU-2025-35

Building Permits



BR-2025-298	Residential Accessory Permit - Ex: Shed, Detached Carport, Guest Houses, Screen/Pool Enclosures	KOSSUTHVILLE SUB UNIT NO 1 LOT 35	Closed-Complete	GREG PARKER	Building/Residential/Accessory/NA	01/13/2025	3656 K VILLE AVE, AUBURNDALE, FL 33823
BR-2025-297	Residential Accessory Permit - Ex: Shed, Detached Carport, Guest Houses, Screen/Pool Enclosures	KOSSUTHVILLE SUB UNIT NO 1 LOT 35	Closed-Complete	GREG PARKER	Building/Residential/Accessory/NA	01/13/2025	3656 K VILLE AVE, AUBURNDALE, FL 33823
BR-2025-296	Residential Accessory Permit - Ex: Shed, Detached Carport, Guest Houses, Screen/Pool Enclosures	KOSSUTHVILLE SUB UNIT NO 1 LOT 35	Closed-Complete	GREG PARKER	Building/Residential/Accessory/NA	01/13/2025	3656 K VILLE AVE, AUBURNDALE, FL 33823

Description of Work: ERECT DETACHED 30X40 METAL GARAGE. NEW CONCRETE. NO ELECTRIC

Application Detail: Detail

Application Type: Residential Accessory Permit - Ex: Shed, Detached Carport, Guest Houses, Screen/Pool Enclosures

Address: 3656 K VILLE AVE, AUBURNDALE, FL 33823

Owner Name: PAULK ROBERT MITCHELL

Application Name: KOSSUTHVILLE SUB UNIT NO 1 LOT 35

Parcel No: 252818347000003500

New Service Request

(This form is not required for ag exempt properties requesting services)

Customer Name: Stefanie Badillo

Customer Address: 106 Margaret St, Auburndale, FL 33823

Customer Phone Number: (863) 514-0131

Customer Email: f0ssedpaws2018@hotmail.com

What size is the existing service? 200 AMP

What size service is the customer requesting? 200 AMP

How far from the existing service to the new service? 125' ft

Is the new service for personal use or business use? Personal

What is the new service for? 10 power 3 sheds

Have you spoken with your power provider about a new service? Yes

What year was your house/building built? 1997

Please attach site plan

McMullin, Esther

From: Ronald Aranguren <universalpowerelectricllc@gmail.com>

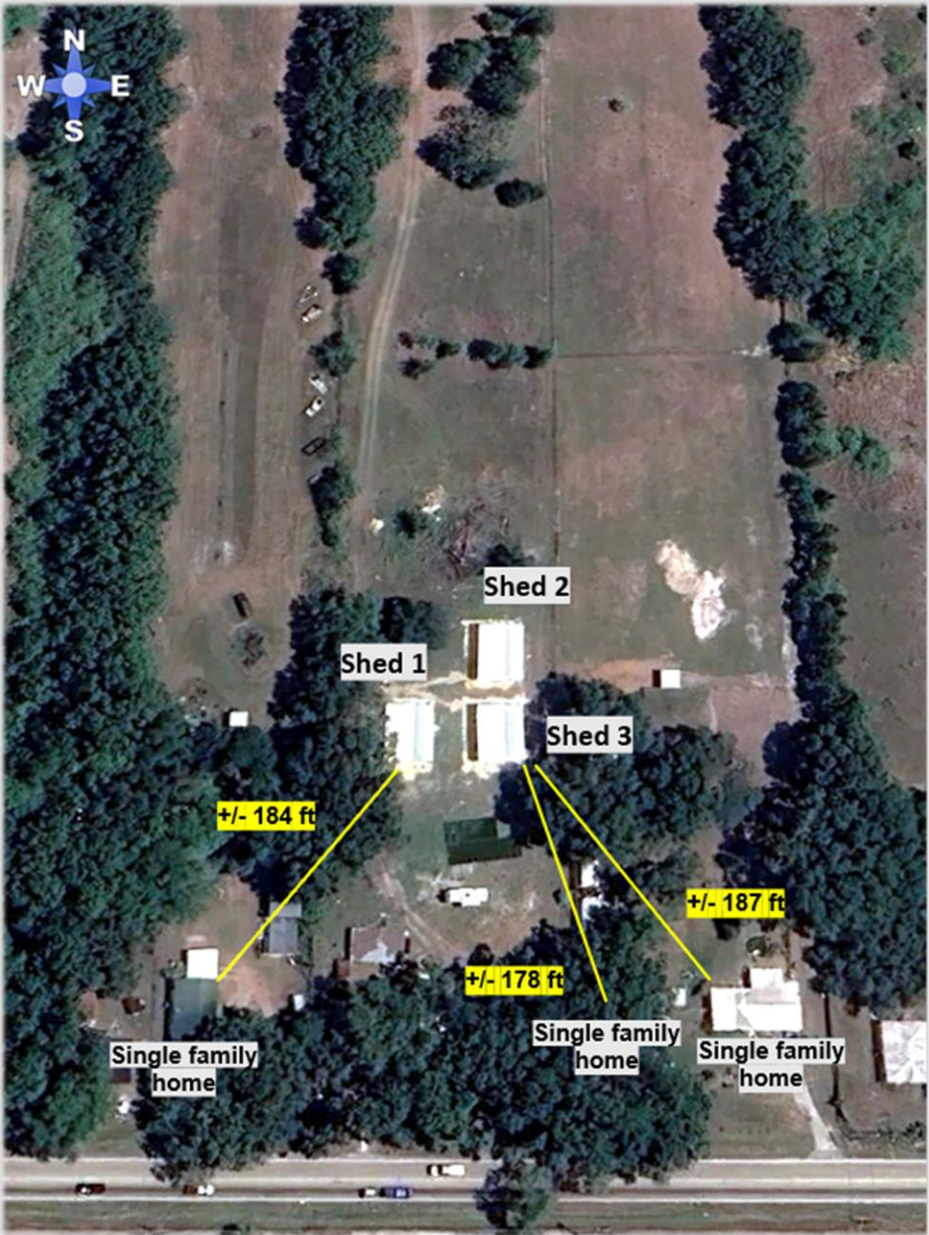
Sent: Tuesday, May 13, 2025 9:47 PM

To: McMullin, Esther

Subject: [EXTERNAL]: permit bt-2025-8407

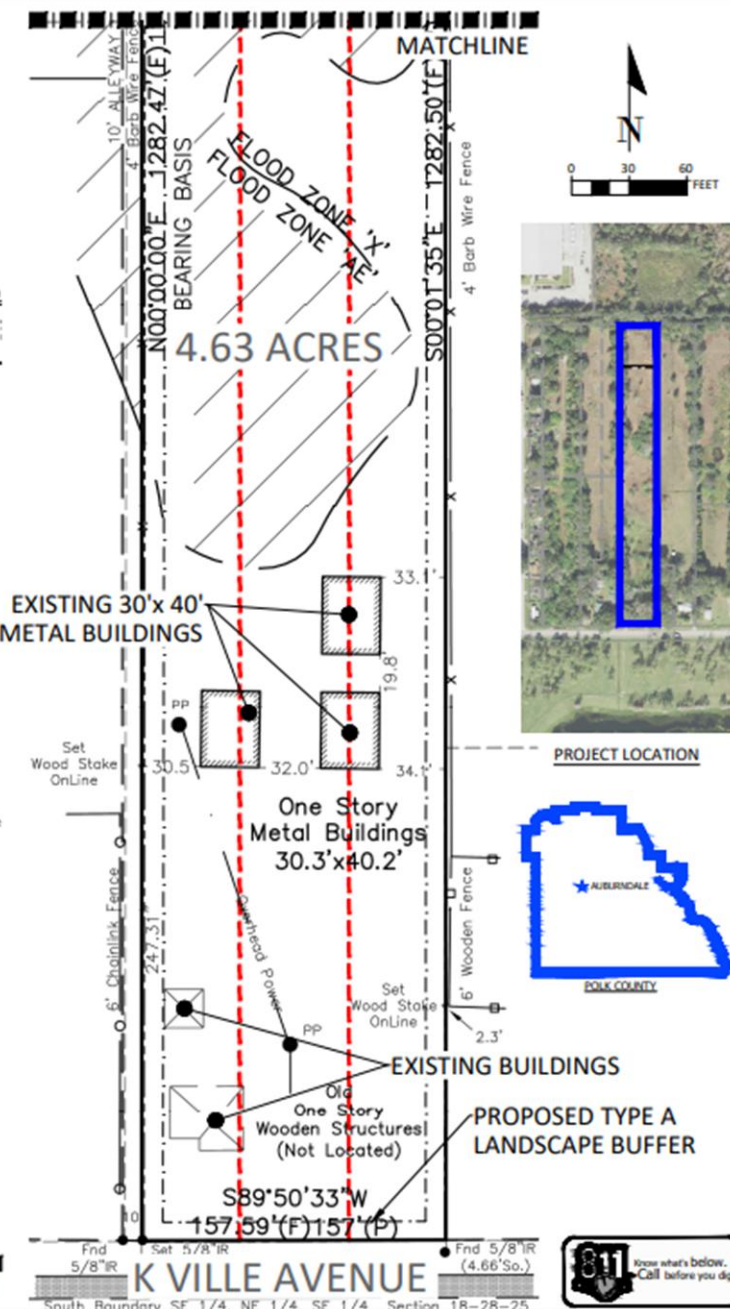
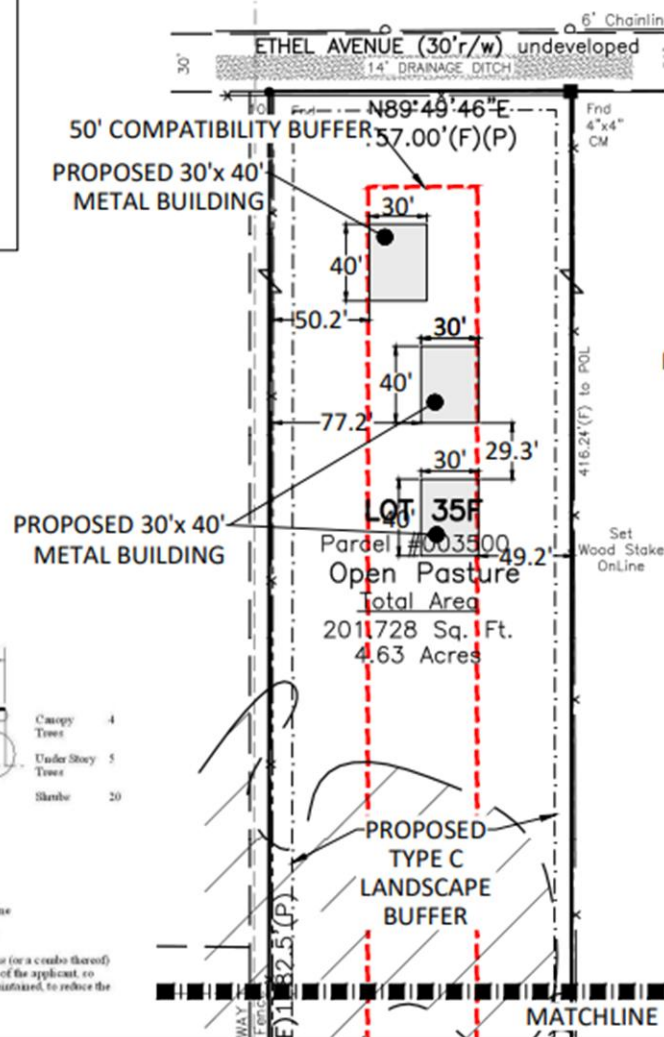
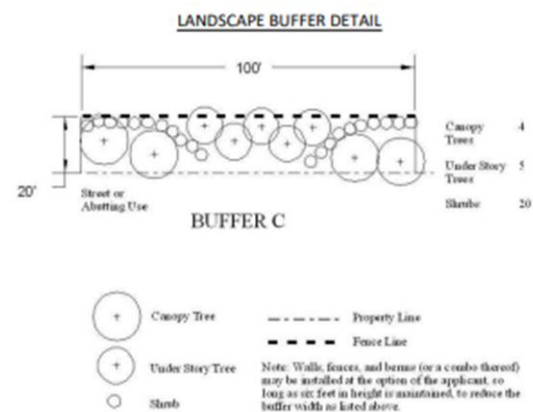
Good evening, the sheds are residential personal use, I need the permit approved so I can call in inspection.

Thank you very much, have a blessed night



- *Access through K Ville Avenue.*
- *Built an 8-foot fence*
- *New kennels to the rear of the property that meet the 50-foot compatibility buffer.*
- *The existing sheds will be used for storage according to the applicant.*
- *Applicant has suggested conditions of approval.*

- Suggested Conditions of Approval - LDCU-2025-35:
-
1. Approval for Crossed Paws Animal Rescue Inc. and/or Stephanie Badillo ONLY.
 2. Subject site prohibited to the public.
 3. Grooming and boarding services prohibited other than canines registered to Crossed Paws Animal Rescue Inc. and/or Stephanie Badilla.
 4. Crossed Paws Pet Rescue Inc. shall maintain records & receipts of all off-site solid waste disposal.





LDCU-2025-35

Similar Uses

Polk County Bully Project





Similar Uses

Polk County Bully Project

Business Park Center-2 (BPC-2)

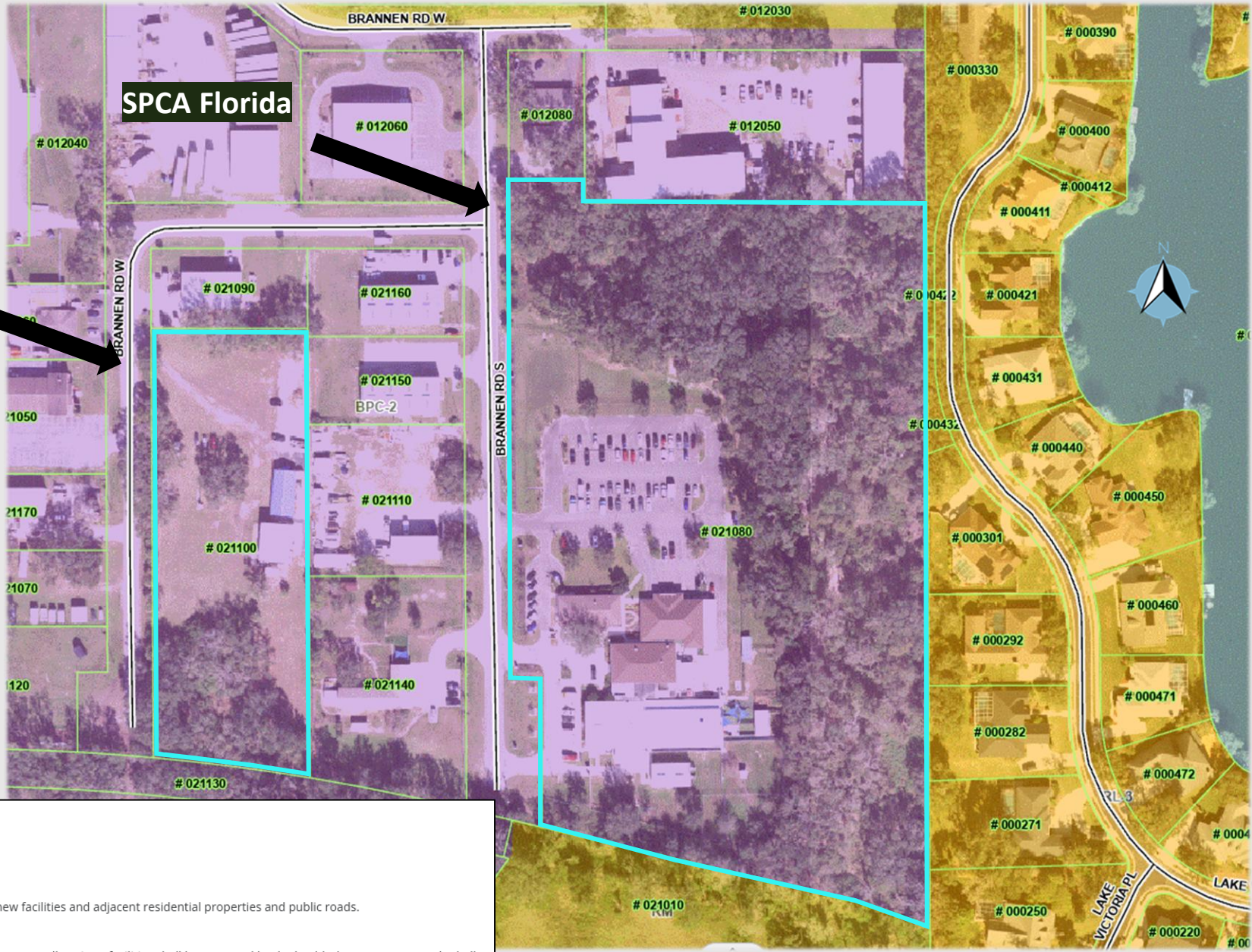
Kennels, Boarding and Breeding is a C2 in BPC-2

Section 303 Standards

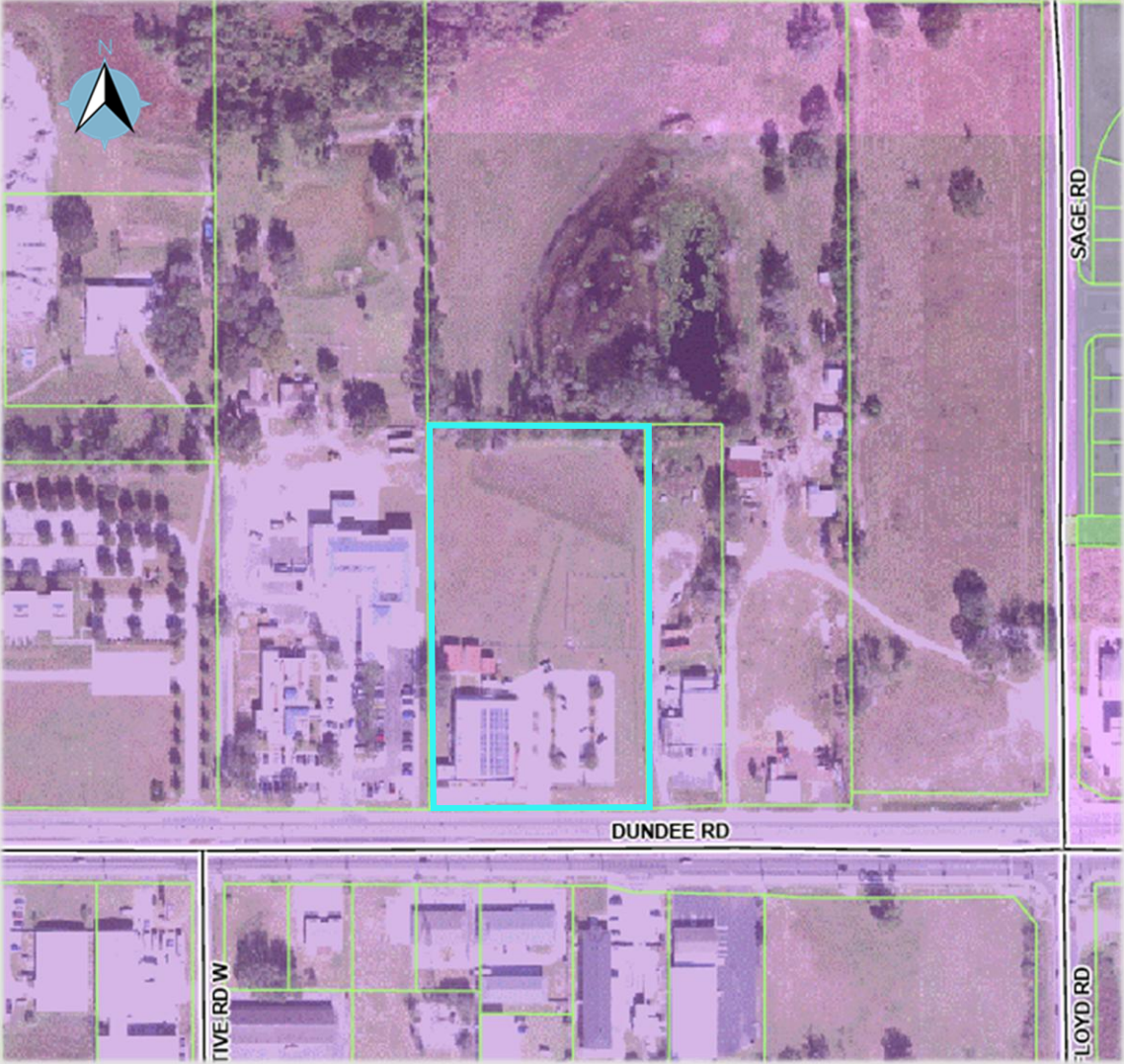
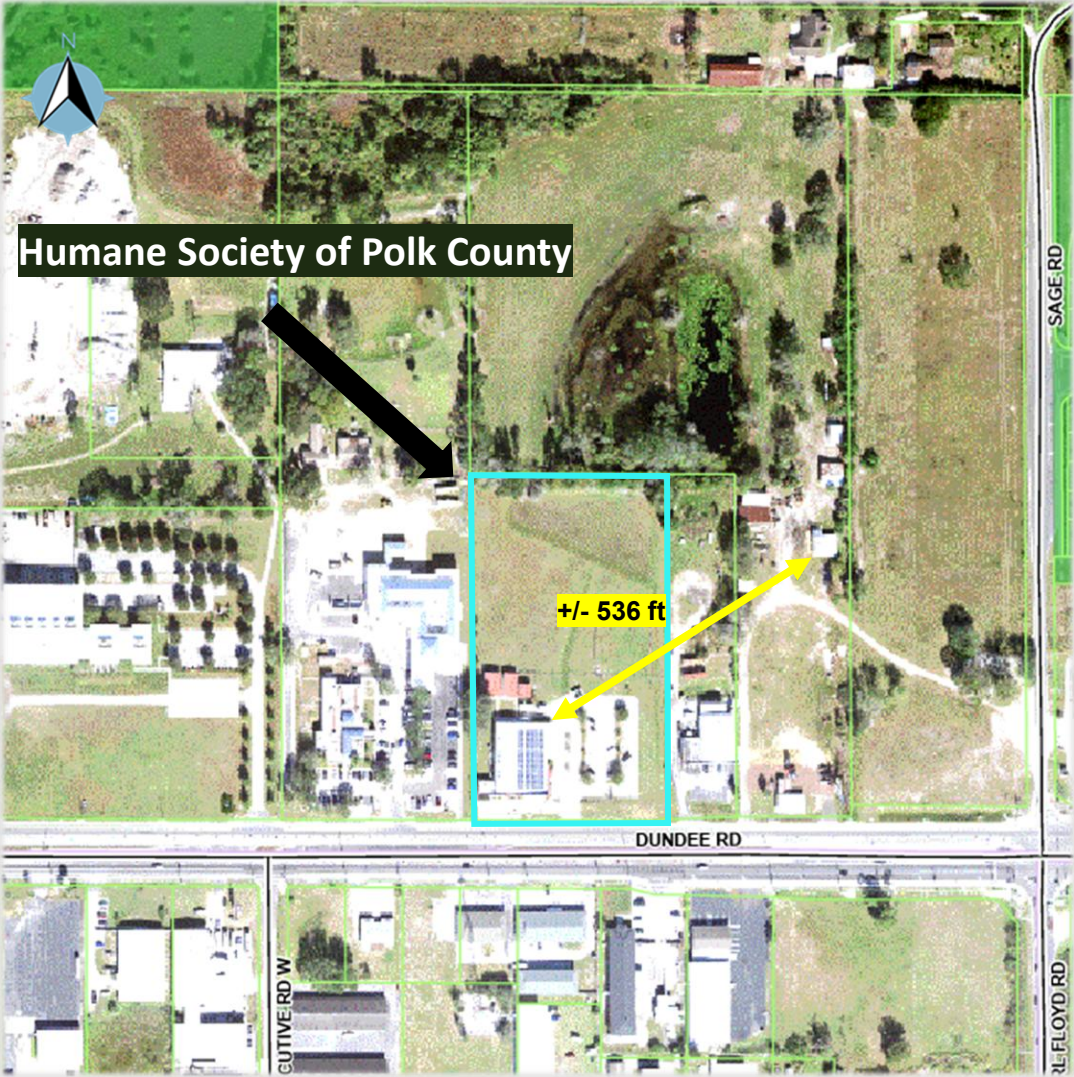
Kennels, Boarding and Breeding (Revised 01/30/03 - Ord. 03-14)

In addition to the applicable district regulations in Table 2.2, the following standards shall apply:

- 1. All new structures shall be a minimum of 50 feet from any side or rear property boundary line.
- 2. At a minimum, a visual buffer equal to a Type C buffer (see [Section 720](#)) shall be provided between all new facilities and adjacent residential properties and public roads.
- 3. All kennel sites shall be, at a minimum, 40,000 square feet (0.92 acres).
- 4. All dogs more than four months of age shall be kept in pens designed and maintained for secure confinement. All sanitary facilities shall be approved by the health department. Kennels shall minimize adverse noise or odor impacts detectable off-site. Such features shall be noted on the site plan.



Business Park Center-2 (BPC-2)



November 2024



February 2026



November 2024



November 2024



Staff Recommends Denial:

- *An animal rescue operation may introduce impacts that exceed typical residential conditions*
- *Residential Suburban districts are intended to accommodate low-intensity residential uses*
- *Incompatible with surrounding uses.*
- *Staff cannot assure this non-residential use will be compatible with surrounding residential uses given the nature of the use and dimensions of the property.*
- *Inconsistent with Comprehensive Plan & Land Development Code.*

