

Tax Estimator

Portability Calculator

Property Record Card

Proposed Tax Notice

Tax Bill

### Parcel Details: 25-28-02-308800-000130

**Owners** *Recently purchased this property? [Click here.](#)*

BADILLO VALENTIN C	50%
BADILLO STEFANIE N	50%

**Mailing Address** ([Address Change form](#))

106 MARGARET ST  
AUBURNDALE FL 33823-2612

**Physical Street Address** *Why postal city and municipality? [Click here.](#)*

106 MARGARET ST

**Postal City and Zip**

AUBURNDALE FL 33823

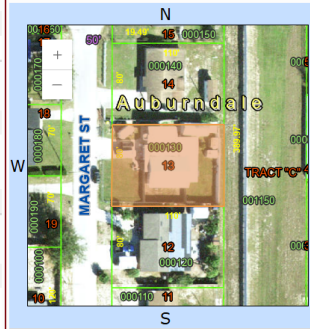
**Parcel Information**

Municipality	<b>AUBURNDALE (Code: 90330)</b>
Neighborhood	<b>330123.00</b> <a href="#">Search Recent Sales in this Neighborhood</a>
Subdivision	<b>EVYLN HEIGHTS UNIT 02 REPLAT PB 44 PG 0</b>
Property (DOR) Use Code	<b>SFR up to 2.49 AC (Code: 0100)</b>
Acreage	<b>0.20</b>

**Property Desc** ([Open/Print Property Desc](#))

**DISCLAIMER:** The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

**Area Map** ([Open Interactive Map](#))



**Recorded Plat**

[Recorded Plat for this parcel](#)

[Section Maps for 252802](#)

### Sales History

**Important Notice:** If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
<a href="#">3937/0727</a>	11/1997	W	I		\$99,500
<a href="#">2396/1868</a>	02/1986	W	I		\$39,400
<a href="#">1719/0447</a>	10/1976	W	E		\$20,000

### Exemptions

**Note:** The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
<input type="checkbox"/> HX		HX-HOMESTEAD-FS196.031(1)(A)-01-26	50%		1998 BADILLO VALENTIN C		\$25,000
<input type="checkbox"/> HB		AMENDED HOMESTEAD	100%		1998 BADILLO VALENTIN C		\$15,106
<input type="checkbox"/> HX	1	HX-HOMESTEAD-FS196.031(1)(A)-01-26	50%		1998 BADILLO STEFANIE N		\$0
<b>Total Exemption Value (County)</b>							<b>\$40,106</b>

### Buildings

**BUILDING 1 (SF - Single Family)**

**Building Characteristics**

Living Area: 1,426 sqft

**106 MARGARET ST**

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
IN AND FOR POLK COUNTY, FLORIDA**

**CASE:** CMA-2025-1417  
**IN RE:** 3656 K VILLE AVE, AUBURNDALE, FL 33823  
252818347000003500

**POLK COUNTY,**  
                    **Petitioner,**  
**vs.**

**CROSSED PAWS PET RESCUE INC**  
  
                    **Respondent(s)**

**FIRST OFFENSE ORDER**

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THIS CAUSE, having come before the Special Magistrate on 10/16/2025, upon Code Enforcement's request for a First Offense Order, and the Special Magistrate, after due notice to Respondent(s), having heard testimony, argument, and receiving evidence, issues this Order pursuant to §162.07(4) and §162.08(5), Florida Statutes, as follows:

**FINDINGS OF FACT**

1. On or about 7/24/2025, there existed at or on the captioned real property the following conditions in violation of the Polk County Code of Ordinances and/or the Polk County Land Development Code, and/or the Florida Building Code (collectively "Codes and/or Ordinances"); such conditions constitute a nuisance and/or a serious threat to the public health, safety, and welfare within the meaning of §162.07(4), Florida Statutes:

VIOLATION(S) OF:

1 LDC Section 205, Table 2.1 Use Tables for Standard Land Use Districts: Standard Districts

2. Such conditions continued and existed beyond the time specified for correction pursuant to §162.06(2), Florida Statutes, or were corrected and recurred, and a Notice of Violation and Notice of Hearing ("Notice") documenting same has been submitted to the Special Magistrate for consideration.
3. Captioned real property is located and exists within the unincorporated limits of Polk County, Florida.
4. Respondent(s), as owner(s) of captioned real property are responsible for maintaining the same in accordance with the Codes and/or Ordinances.
5. All required notices pursuant to §162.12, Florida Statutes and Polk County Ordinance 07-058, as amended, have been sent.

**CONCLUSION OF LAW**

6. The Special Magistrate has personal jurisdiction over the Respondent(s) and this matter is otherwise properly before the Special Magistrate. Further, the Special Magistrate has subject matter jurisdiction over the matter pursuant to Polk County Ordinance 07-058, as amended.
7. The above stated facts constitute a violation of the specific section(s) of the Codes and/or Ordinances cited in paragraph 1 herein.

**ORDER**

Based on the foregoing Findings of Facts and Conclusion of Law, and upon consideration of (i) testimony, argument, and evidence presented under oath, (ii) the gravity of the violation(s), (iii) any actions taken by the Respondent(s) to correct the violation(s), (iv) previous violation(s) committed by the Respondent(s), and/or (v) stipulation(s) signed by both Polk County and Respondent(s), it is hereby, ORDERED that:

( ) The stipulation of the parties attached hereto as Exhibit "A" is hereby approved by the Special Magistrate.

( ) The Respondent(s) are in violation of the Codes and/or Ordinances as fully set forth in the Notice filed in this case. Furthermore, the Respondent(s) shall comply with those Codes and/or Ordinances referred to in the Notice within: \_\_\_\_\_ Days (on or before) \_\_\_\_\_.

( ) In the event the violation(s) are not corrected by the date set forth herein, a fine of \$ \_\_\_\_\_ per day, plus applicable administration cost shall be imposed and shall continue until the date of compliance.

( ) In addition to the other fines imposed herein, costs of enforcement of \$ \_\_\_\_\_ plus applicable administrative cost is hereby imposed to cover all costs incurred by Polk County in enforcing those Codes and/or Ordinances.

( ) The violation(s) of \_\_\_\_\_ are irreparable or irreversible in nature and a one-time fine of \$ \_\_\_\_\_ (per violation), plus applicable administrative cost shall be imposed for total fine of \$ \_\_\_\_\_.

( ) All persons are to **cease and desist** \_\_\_\_\_ at the location stated above. **Notice: It is a violation of the Polk County Ordinance 07-058, as amended prosecuted in same manner as misdemeanors in accordance with Section §125.69, Florida Statute for any person to violate a cease-and-desist order issued by a Special Magistrate or Appellate Special Magistrate.**

( ) The violation(s) of \_\_\_\_\_ are found to present a serious threat to the public health, safety and welfare. In the event the violation(s) are not corrected by the date set forth herein, it is further ordered, that the County is hereby authorized to make all reasonable repairs which are required to bring the property into compliance. **If the violation is corrected by Polk County pursuant to this Order, the Respondent(s) shall be responsible for the costs to correct the violation(s) incurred by Polk County, all fine amounts, and for administrative costs listed herein.**

(✓) The case is continued for \_\_\_\_\_ days or until the 13<sup>th</sup> day of November 2025 scheduled at **9:00 A.M. in the County Commission Board Room located at 330 W. Church Street, Bartow FL.**

( ) The Respondent(s) **were** in violation of the listed Codes and/or Ordinances and did not come into compliance within the time given by Polk County, but are now in compliance. Future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such. Costs of enforcement of \$ \_\_\_\_\_, plus applicable administrative cost is hereby imposed to cover all costs incurred by Polk County in enforcing its Codes and/or Ordinances in this case.

( ) The case was **withdrawn** from the hearing agenda and not heard by the Special Magistrate. No further action is required by the Respondent(s). At the discretion of the Polk County and with proper notice as required in §162.12 and Ordinance 07-058, as amended, the case may be presented at a later date.

( ) The evidence did not support the violation cited and the case was dismissed with no finding of a violation.

( ) Other \_\_\_\_\_

**The order imposing the fine shall be recorded in the public records and thereafter shall constitute a lien against the real and personal property of Respondent(s). THE BURDEN SHALL REST UPON THE RESPONDENT(S) TO REQUEST A REINSPECTION, BY CALLING CODE ENFORCEMENT AT 863-534-6054, to determine whether the property is brought into compliance. Polk County may institute foreclosure proceedings if the lien remains unpaid for three months.**

DATED this 16th day of October 2025



Tiffany Hawks, Special Magistrate

#### APPEAL PROCEDURES

Respondent(s) shall have ten (10) days from the date of the Certificate of Service below to appeal this Order by filing a Notice of Appeal detailing the reason(s) for the appeal. The Notice of Appeal must be received by the Polk County Special Magistrate Office (330 West Church Street, or Drawer CS04, P. O. Box 9005, Bartow, Florida 33831-9005) within ten (10) days of the Certificate of Service below. If an appeal is filed, you will receive written notice informing you of the date, time, and location of that hearing on that matter. If an appeal is filed and is denied by the Code Enforcement Appellate Special Magistrate, the date for compliance will continue to be that date designated in this First Offense Order.

#### CERTIFICATE OF SERVICE:

I certify that the foregoing was sent via U.S. mail on this 17th day of October 2025 to Respondent(s) at 106 Margaret Street, Auburndale, FL 33823-2612 and Richard Taylor McKendrick, Esq (McKendrick Law) at 206 Easton Drive, Lakeland, FL 33803-2936.



Victoria Starling, Special Magistrate Paralegal

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
IN AND FOR POLK COUNTY, FLORIDA**

**CASE: CMA-2025-1417**  
**IN RE: 3656 K VILLE AVE, AUBURNDALE, FL 33823**  
**252818347000003500**

**POLK COUNTY,**  
**Petitioner,**  
**vs.**

**CROSSED PAWS PET RESCUE INC**  
**Respondent(s)**

**FIRST OFFENSE ORDER**

THIS CAUSE, having come before the Special Magistrate on 12/18/2025, upon Code Enforcement's request for a First Offense Order, and the Special Magistrate, after due notice to Respondent(s), having heard testimony, argument, and receiving evidence, issues this Order pursuant to §162.07(4) and §162.08(5), Florida Statutes, as follows:

**FINDINGS OF FACT**

1. On or about 7/24/2025, there existed at or on the captioned real property the following conditions in violation of the Polk County Code of Ordinances and/or the Polk County Land Development Code, and/or the Florida Building Code (collectively "Codes and/or Ordinances"); such conditions constitute a nuisance and/or a serious threat to the public health, safety, and welfare within the meaning of §162.07(4), Florida Statutes:

VIOLATION(S) OF:

1 LDC Section 205, Table 2.1 Use Tables for Standard Land Use Districts: Standard Districts

2. Such conditions continued and existed beyond the time specified for correction pursuant to §162.06(2), Florida Statutes, or were corrected and recurred, and a Notice of Violation and Notice of Hearing ("Notice") documenting same has been submitted to the Special Magistrate for consideration.
3. Captioned real property is located and exists within the unincorporated limits of Polk County, Florida.
4. Respondent(s), as owner(s) of captioned real property are responsible for maintaining the same in accordance with the Codes and/or Ordinances.
5. All required notices pursuant to §162.12, Florida Statutes and Polk County Ordinance 07-058, as amended, have been sent.

**CONCLUSION OF LAW**

6. The Special Magistrate has personal jurisdiction over the Respondent(s) and this matter is otherwise properly before the Special Magistrate. Further, the Special Magistrate has subject matter jurisdiction over the matter pursuant to Polk County Ordinance 07-058, as amended.
7. The above stated facts constitute a violation of the specific section(s) of the Codes and/or Ordinances cited in paragraph 1 herein.

**ORDER**

Based on the foregoing Findings of Facts and Conclusion of Law, and upon consideration of (i) testimony, argument, and evidence presented under oath, (ii) the gravity of the violation(s), (iii) any actions taken by the Respondent(s) to correct the violation(s), (iv) previous violation(s) committed by the Respondent(s), and/or (v) stipulation(s) signed by both Polk County and Respondent(s), it is hereby, ORDERED that:

( ) The stipulation of the parties attached hereto as Exhibit "A" is hereby approved by the Special Magistrate.

( ) The Respondent(s) are in violation of the Codes and/or Ordinances as fully set forth in the Notice filed in this case. Furthermore, the Respondent(s) shall comply with those Codes and/or Ordinances referred to in the Notice within: \_\_\_\_\_ Days (on or before) \_\_\_\_\_.

( ) In the event the violation(s) are not corrected by the date set forth herein, a fine of \$ \_\_\_\_\_ per day, plus applicable administration cost shall be imposed and shall continue until the date of compliance.

( ) In addition to the other fines imposed herein, costs of enforcement of \$ \_\_\_\_\_ plus applicable administrative cost is hereby imposed to cover all costs incurred by Polk County in enforcing those Codes and/or Ordinances.

( ) The violation(s) of \_\_\_\_\_ are irreparable or irreversible in nature and a one-time fine of \$ \_\_\_\_\_ (per violation), plus applicable administrative cost shall be imposed for total fine of \$ \_\_\_\_\_.

( ) All persons are to **cease and desist** \_\_\_\_\_ at the location stated above. **Notice: It is a violation of the Polk County Ordinance 07-058, as amended prosecuted in same manner as misdemeanors in accordance with Section §125.69, Florida Statute for any person to violate a cease-and-desist order issued by a Special Magistrate or Appellate Special Magistrate.**

( ) The violation(s) of \_\_\_\_\_ are found to present a serious threat to the public health, safety and welfare. In the event the violation(s) are not corrected by the date set forth herein, it is further ordered, that the County is hereby authorized to make all reasonable repairs which are required to bring the property into compliance. **If the violation is corrected by Polk County pursuant to this Order, the Respondent(s) shall be responsible for the costs to correct the violation(s) incurred by Polk County, all fine amounts, and for administrative costs listed herein.**

() The case is continued for \_\_\_\_\_ days or until the 16th day of April 2020 scheduled at **9:00 A.M. in the County Commission Board Room located at 330 W. Church Street, Bartow FL.**

( ) The Respondent(s) **were** in violation of the listed Codes and/or Ordinances and did not come into compliance within the time given by Polk County, but are now in compliance. Future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such. Costs of enforcement of \$ \_\_\_\_\_, plus applicable administrative cost is hereby imposed to cover all costs incurred by Polk County in enforcing its Codes and/or Ordinances in this case.

( ) The case was **withdrawn** from the hearing agenda and not heard by the Special Magistrate. No further action is required by the Respondent(s). At the discretion of the Polk County and with proper notice as required in §162.12 and Ordinance 07-058, as amended, the case may be presented at a later date.

( ) The evidence did not support the violation cited and the case was dismissed with no finding of a violation.

( ) Other \_\_\_\_\_

**The order imposing the fine shall be recorded in the public records and thereafter shall constitute a lien against the real and personal property of Respondent(s). THE BURDEN SHALL REST UPON THE RESPONDENT(S) TO REQUEST A REINSPECTION, BY CALLING CODE ENFORCEMENT AT 863-534-6054, to determine whether the property is brought into compliance. Polk County may institute foreclosure proceedings if the lien remains unpaid for three months.**

DATED this 18th day of December 2025



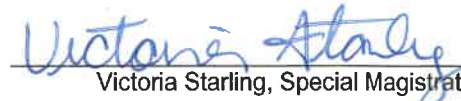
Tiffany Hawks, Special Magistrate

#### **APPEAL PROCEDURES**

Respondent(s) shall have ten (10) days from the date of the Certificate of Service below to appeal this Order by filing a Notice of Appeal detailing the reason(s) for the appeal. The Notice of Appeal **must be received** by the Polk County Special Magistrate Office (330 West Church Street, or Drawer CS04, P. O. Box 9005, Bartow, Florida 33831-9005) within ten (10) days of the Certificate of Service below. **If an appeal is filed, you will receive written notice informing you of the date, time, and location of that hearing on that matter. If an appeal is filed and is denied by the Code Enforcement Appellate Special Magistrate, the date for compliance will continue to be that date designated in this First Offense Order.**

#### **CERTIFICATE OF SERVICE:**

I certify that the foregoing was sent via U.S. mail on this 18th day of December 2025 to Respondent(s) at 106 Margaret Street, Auburndale, FL 33823-2612.



Victoria Starling, Special Magistrate Paralegal

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
IN AND FOR POLK COUNTY, FLORIDA**

**CASE:** CMA-2025-1417  
**IN RE:** 3656 K VILLE AVE, AUBURNDALE, FL 33823  
252818347000003500

**POLK COUNTY,**  
Petitioner,  
vs.

**CROSSED PAWS PET RESCUE INC**  
Respondent(s)

**FIRST OFFENSE ORDER**

THIS CAUSE, having come before the Special Magistrate on 11/13/2025, upon Code Enforcement's request for a First Offense Order, and the Special Magistrate, after due notice to Respondent(s), having heard testimony, argument, and receiving evidence, issues this Order pursuant to §162.07(4) and §162.08(5), Florida Statutes, as follows:

**FINDINGS OF FACT**

1. On or about 7/24/2025, there existed at or on the captioned real property the following conditions in violation of the Polk County Code of Ordinances and/or the Polk County Land Development Code, and/or the Florida Building Code (collectively "Codes and/or Ordinances"); such conditions constitute a nuisance and/or a serious threat to the public health, safety, and welfare within the meaning of §162.07(4), Florida Statutes:

VIOLATION(S) OF:

1 LDC Section 205, Table 2.1 Use Tables for Standard Land Use Districts: Standard Districts

2. Such conditions continued and existed beyond the time specified for correction pursuant to §162.06(2), Florida Statutes, or were corrected and recurred, and a Notice of Violation and Notice of Hearing ("Notice") documenting same has been submitted to the Special Magistrate for consideration.
3. Captioned real property is located and exists within the unincorporated limits of Polk County, Florida.
4. Respondent(s), as owner(s) of captioned real property are responsible for maintaining the same in accordance with the Codes and/or Ordinances.
5. All required notices pursuant to §162.12, Florida Statutes and Polk County Ordinance 07-058, as amended, have been sent.

**CONCLUSION OF LAW**

6. The Special Magistrate has personal jurisdiction over the Respondent(s) and this matter is otherwise properly before the Special Magistrate. Further, the Special Magistrate has subject matter jurisdiction over the matter pursuant to Polk County Ordinance 07-058, as amended.
7. The above stated facts constitute a violation of the specific section(s) of the Codes and/or Ordinances cited in paragraph 1 herein.

**ORDER**

Based on the foregoing Findings of Facts and Conclusion of Law, and upon consideration of (i) testimony, argument, and evidence presented under oath, (ii) the gravity of the violation(s), (iii) any actions taken by the Respondent(s) to correct the violation(s), (iv) previous violation(s) committed by the Respondent(s), and/or (v) stipulation(s) signed by both Polk County and Respondent(s), it is hereby, ORDERED that:

( ) The stipulation of the parties attached hereto as Exhibit "A" is hereby approved by the Special Magistrate.

( ) The Respondent(s) are in violation of the Codes and/or Ordinances as fully set forth in the Notice filed in this case. Furthermore, the Respondent(s) shall comply with those Codes and/or Ordinances referred to in the Notice within: \_\_\_\_\_ Days (on or before) \_\_\_\_\_.

( ) In the event the violation(s) are not corrected by the date set forth herein, a fine of \$ \_\_\_\_\_ per day, plus applicable administration cost shall be imposed and shall continue until the date of compliance.

( ) In addition to the other fines imposed herein, costs of enforcement of \$ \_\_\_\_\_ plus applicable administrative cost is hereby imposed to cover all costs incurred by Polk County in enforcing those Codes and/or Ordinances.

( ) The violation(s) of \_\_\_\_\_ are irreparable or irreversible in nature and a one-time fine of \$ \_\_\_\_\_ (per violation), plus applicable administrative cost shall be imposed for total fine of \$ \_\_\_\_\_.

( ) All persons are to **cease and desist** \_\_\_\_\_ at the location stated above. **Notice: It is a violation of the Polk County Ordinance 07-058, as amended prosecuted in same manner as misdemeanors in accordance with Section §125.69, Florida Statute for any person to violate a cease-and-desist order issued by a Special Magistrate or Appellate Special Magistrate.**

( ) The violation(s) of \_\_\_\_\_ are found to present a serious threat to the public health, safety and welfare. In the event the violation(s) are not corrected by the date set forth herein, it is further ordered, that the County is hereby authorized to make all reasonable repairs which are required to bring the property into compliance. **If the violation is corrected by Polk County pursuant to this Order, the Respondent(s) shall be responsible for the costs to correct the violation(s) incurred by Polk County, all fine amounts, and for administrative costs listed herein.**

() The case is continued for \_\_\_\_\_ days or until the 18<sup>th</sup> day of December 2025 scheduled at **9:00 A.M. in the County Commission Board Room located at 330 W. Church Street, Bartow FL.**

( ) The Respondent(s) **were** in violation of the listed Codes and/or Ordinances and did not come into compliance within the time given by Polk County, but are now in compliance. Future offenses of the same nature as cited in this case will be considered repeat offenses and subject to fines as such. Costs of enforcement of \$ \_\_\_\_\_, plus applicable administrative cost is hereby imposed to cover all costs incurred by Polk County in enforcing its Codes and/or Ordinances in this case.

( ) The case was **withdrawn** from the hearing agenda and not heard by the Special Magistrate. No further action is required by the Respondent(s). At the discretion of the Polk County and with proper notice as required in §162.12 and Ordinance 07-058, as amended, the case may be presented at a later date.

( ) The evidence did not support the violation cited and the case was dismissed with no finding of a violation.

( ) Other \_\_\_\_\_

**The order imposing the fine shall be recorded in the public records and thereafter shall constitute a lien against the real and personal property of Respondent(s). THE BURDEN SHALL REST UPON THE RESPONDENT(S) TO REQUEST A REINSPECTION, BY CALLING CODE ENFORCEMENT AT 863-534-6054, to determine whether the property is brought into compliance. Polk County may institute foreclosure proceedings if the lien remains unpaid for three months.**

DATED this 13<sup>th</sup> day of November 2025



Tiffany Hawks, Special Magistrate

#### **APPEAL PROCEDURES**

Respondent(s) shall have ten (10) days from the date of the Certificate of Service below to appeal this Order by filing a Notice of Appeal detailing the reason(s) for the appeal. The Notice of Appeal must be received by the Polk County Special Magistrate Office (330 West Church Street, or Drawer CS04, P. O. Box 9005, Bartow, Florida 33831-9005) within ten (10) days of the Certificate of Service below. If an appeal is filed, you will receive written notice informing you of the date, time, and location of that hearing on that matter. If an appeal is filed and is denied by the Code Enforcement Appellate Special Magistrate, the date for compliance will continue to be that date designated in this First Offense Order.

#### **CERTIFICATE OF SERVICE:**

I certify that the foregoing was sent via U.S. mail on this 13<sup>th</sup> day of November 2025 to Respondent(s) at 106 Margaret Street, Auburndale, FL 33823-2612 and Richard Taylor McKendrick, Esq (McKendrick Law) at 206 Easton Drive, Lakeland, FL 33803-2936.



Victoria Starling, Special Magistrate Paralegal

**POLK COUNTY, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE  
NOTICE OF VIOLATION AND NOTICE OF HEARING**

**Polk County,**  
**Petitioner,**  
**vs.**

**CROSSED PAWS PET RESCUE INC**

**Respondent(s)./**

**Case Number: CMA-2025-1417**

**Code Investigator: David Lambert**

**Phone #: 863-271-3835**

Sent Via: Certified Mail

Date: 07/31/2025

9589 0710 5270 1779 2724 97

**Owner:**

CROSSED PAWS PET RESCUE INC  
C/O STEFANIE N BADILLO, RA  
106 MARGARET ST  
AUBURNDALE, FL 33823

**Violation Address:** 3656 K VILLE AVE, AUBURNDALE, FL 33823 **Parcel ID#:** 252818347000003500

**NOTICE IS HEREBY GIVEN OF VIOLATION(S) OF THE POLK COUNTY FLORIDA LAND DEVELOPMENT CODE (LDC) AND/OR ORDINANCE (ORD), AND/OR FLORIDA BUILDING CODE (FBC), AS FOLLOWS:**

<b>County Code</b>	<b>Description</b>	<b>Corrective Action</b>
LDC Section 205, Table 2.1 Use Tables for Standard Land Use Districts: Standard Districts	Violating the permitted and conditional uses for the standards set forth in this Code. (The use of land listed in the Use Tables in Section 205, Chapter 4 (SAP's), or Chapter 5 (ACSC) as permitted or conditional are prohibited).  <b>Operation of a kennel in Land Use District RS, requires a Level C-3 review from Polk County Land Development.</b>	Make necessary corrections to the use in accordance with this Code. Contact the Land Development Division Planner on Call at (863) 534-6084 for further information.

When contacting agencies as part of the "Required Remedy" you must refer to the **Case Number** listed in the upper right corner of this letter.

**IT IS YOUR RESPONSIBILITY TO CALL YOUR INVESTIGATOR David Lambert AT 863-271-3835 AND REQUEST A RE-INSPECTION. If the above described violation(s) is corrected and then recurs or the above described violation(s) is not corrected by the date shown (in red), the case shall be presented to the Special Magistrate as stated below even if the violations(s) has been corrected prior to the Special Magistrate hearing, AND PROSECUTION FEES SHALL BE ASSESSED AGAINST YOU AT THAT TIME.**

The violations must be corrected by **08/21/2025**. It shall be the violator's responsibility to contact the Code Enforcement Office after the violation(s) are corrected.

If the violation is corrected and then recurs after the hearing date stated below, upon notifying you of the recurrence of the violation and hearing date, the case shall be presented to the Special Magistrate, without any additional time to correct the violation **AND COST OF PROSECUTION SHALL BE ASSESSED AGAINST YOU AT THAT TIME.** In those instances where the violation is corrected and then recurs within five (5) years on any property owned or occupied by the alleged violator, the County shall be entitled to recover all costs reasonably and necessarily incurred by the County for the original violation and recurrence of the violation, including without limitation, all vendor, administrative, and operating costs, and such costs shall be imposed against the violator at a hearing in which notice has been sent to the violator even if the violation is corrected prior to the hearing.

PLEASE TAKE NOTICE that a Hearing will be conducted by the Special Magistrate in the above styled cause at 8:30 a.m. on **10/16/2025**, in the Commissioner's Board Room at the Polk County Administration Building, 330 W. Church Street, Bartow, Florida. The Special Magistrate will receive testimony and evidence pertaining to the matters alleged in this Notice of Violation. Your failure to appear may result in a judgment being entered against you.

**In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Polk County Board of County Commissioners, Equal Opportunity Administrator, 330 West Church Street, Bartow, Florida, 33830, (863)534-6075 at least four (4) days prior to the hearing or immediately upon receiving this notification if the time before the scheduled hearing is less than four (4) days. If hearing impaired call: (TDD) (863)534-7777 or 1-800-955-8771, or voice impaired call: 1-800-955-8770, via Florida Relay Service.**

**\*If you will be represented by a Florida-licensed attorney, then the attorney shall file a notice of appearance with the magistrate's clerical staff.**

**\*If you will be represented by someone other than a Florida-licensed attorney, then you must prepare a notarized statement that authorizes such person to speak as a representative and file the statement with the magistrate's clerical staff.**

PLEASE GOVERN YOURSELF ACCORDINGLY.



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David Lambert, Code Investigator 863-271-3835

Signature of Person Served, Owner/Occupant Date

In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Board of County Commissioners, Public Information Office, at 330 West Church Street, First Floor, Bartow or call (863) 534-6090 no later than four (4) days prior to the proceeding. If hearing impaired call (TDD) (863) 534-7777 or 1-800-955-8771. If voice impaired call 1-800-955-8770, via Florida Relay Service.

N-20 Polk County Code Enforcement, Drawer CS03, P.O. Box 9005, Bartow, Florida, 33831-9005  
Phone (863) 534-6054 Fax: (863) 534-6073

v1.3



Inspection photos 03/18/2025



Inspection photos 03/18/2025



Inspection photos 03/18/2025

Home Bring Home A Pet Available Dogs **Events** Get Involved Donate Contact

**THIS SATURDAY, JUNE 1 | 9AM - 3PM**

Get your application done first online.  
<https://crossedpawspetrescue.org/adopt-a-pet/>

✔ Crossed Paws will be in Auburndale Park with lots of other Local Vendors  
THIS Saturday, JUNE 1st from 9am to 3pm.  
119 W. Park St., Auburndale FL

Crossed Paws Pet Rescue is a 501(c)(3) non-profit, relying on supportive fans and adoption fees to pay for our facility, medical expenses, food and supplies. We rely almost exclusively on volunteers. The owners and board members of this non-profit do not receive any compensation, so when you support us - you are supporting our mission alone!

**WE STILL NEED HOMES FOR MANY PUPPIES**

🐾🐾🐾 **LOTS & LOTS OF PUPPIES!!!** 🐾🐾🐾

❤️ **URGENT! LOVING HOMES NEEDED!** ❤️

**FILL OUT APPLICATION ONLINE NOW**  
<https://crossedpawspetrescue.org/adopt-a-pet/>

Crossed Paws Event flyer



Inspection photos 04/11/2025



Inspection photos 04/11/2025



Inspection photos 04/11/2025



Inspection photos 05/06/2025



Inspection photos 05/06/2025



Inspection photos 05/06/2025



Inspection photos 07/15/2025



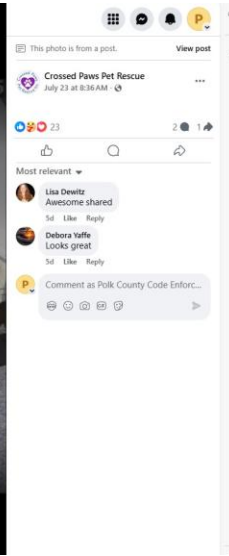
Inspection photos 07/15/2025



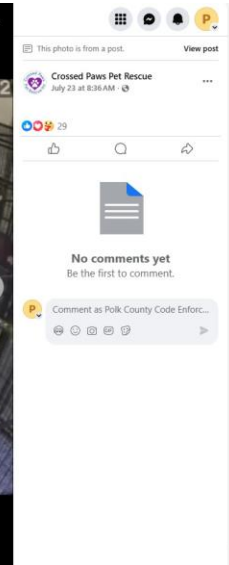
Inspection photos 07/15/2025



Inspection photos 07/15/2025



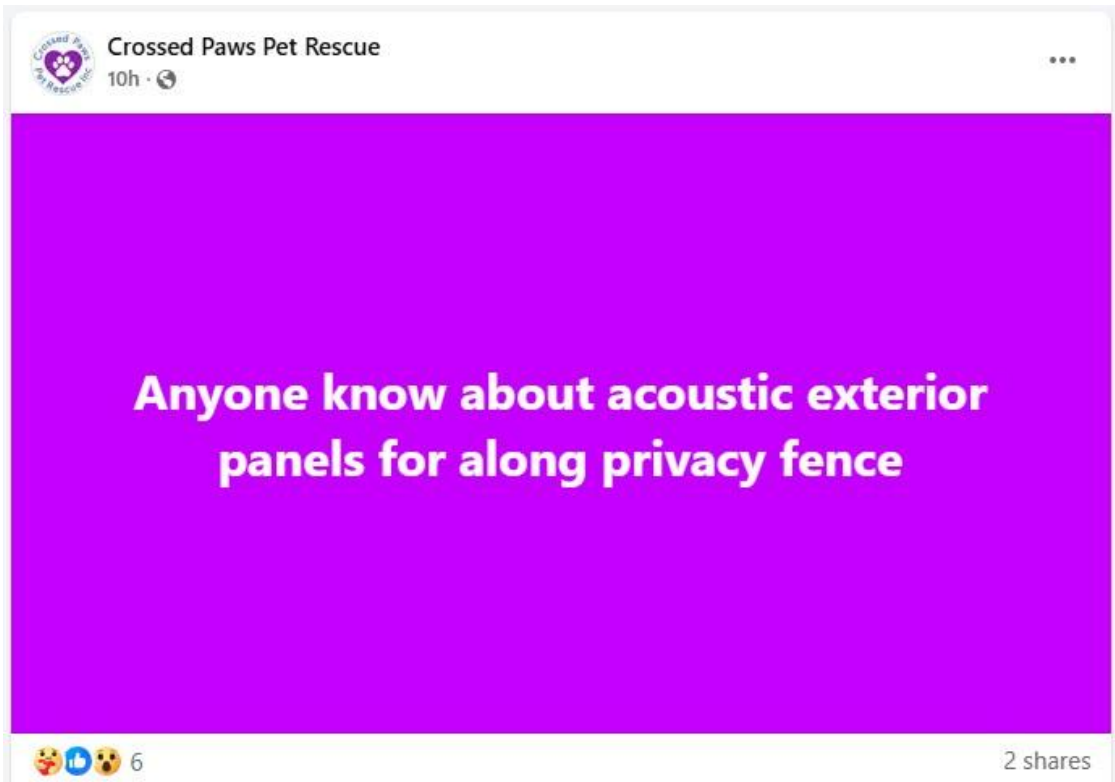
Facebook photo



Facebook photo



Facebook photo



Facebook photo



Inspection photos 07/31/2025



Inspection photos 07/31/2025



Inspection photos 07/31/2025



Inspection photos 07/31/2025



Inspection photos 07/31/2025



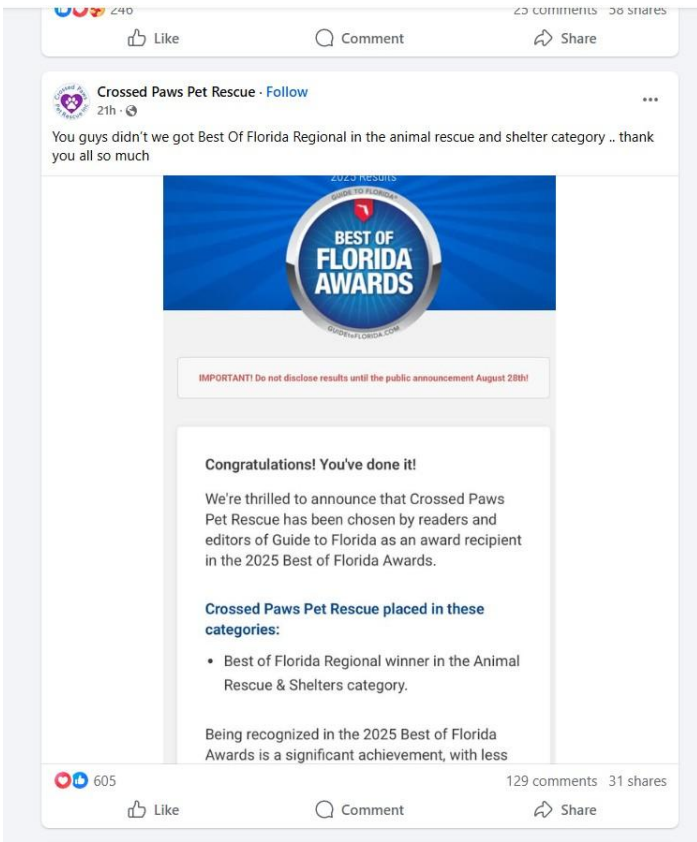
Inspection photos 07/31/2025



Inspection photos 08/22/2025



Inspection photos 08/22/2025



Crossed Paws 2025 Award



Inspection photos 09/22/2025



Inspection photos 09/22/2025



Inspection photos 09/22/2025



Inspection photos 09/22/2025



Inspection photos 02/18/2026



Inspection photos 02/18/2026



Inspection photos 02/18/2026



Inspection photos 02/18/2026



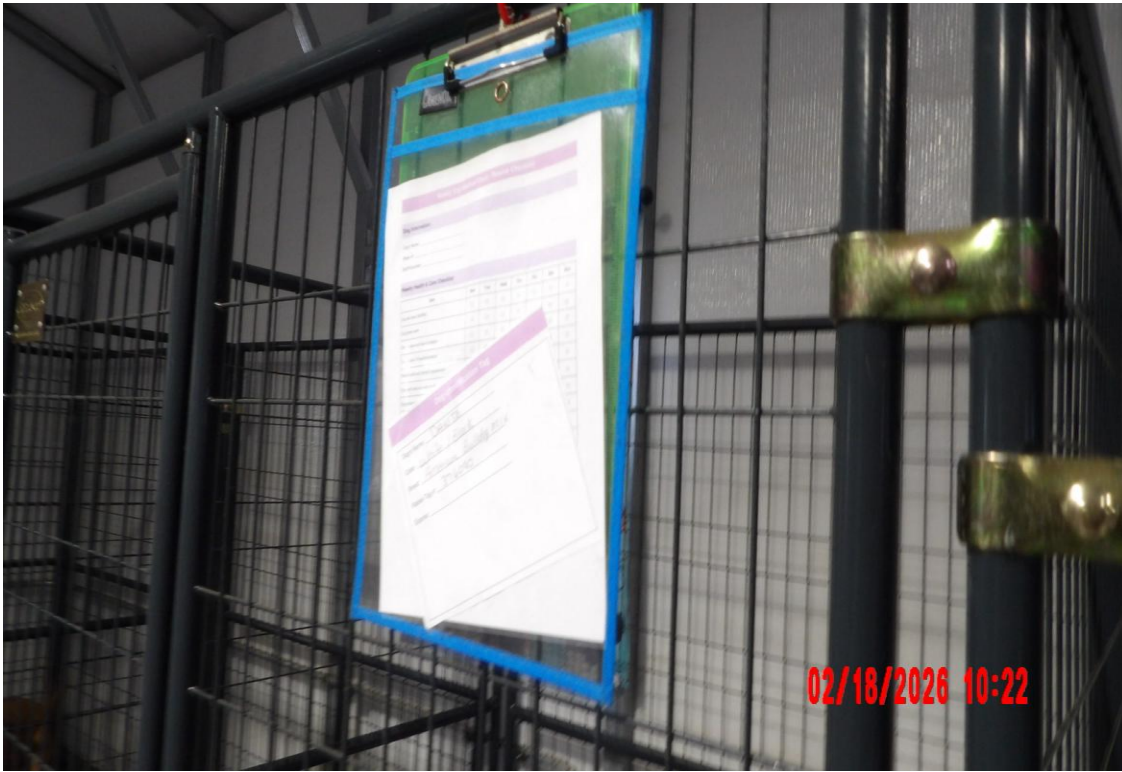
Inspection photos 02/18/2026



Inspection photos 02/18/2026



Inspection photos 02/18/2026



Inspection photos 02/18/2026



Inspection photos 02/18/2026



Inspection photos 02/18/2026



Inspection photos 04/06/2026



Inspection photos 04/06/2026

## Tucker, Tanya

---

**From:** Tucker, Tanya  
**Sent:** Tuesday, March 18, 2025 11:34 AM  
**To:** Suggs, Kay; Fenton, Autumn; Ford, Danielle; Long, Tonya; Phillips, Jessica; Woodard, Kimberly  
**Cc:** Braswell, Bill; Craver, Stacy; Halman, Joe; Lambert, David  
**Subject:** RE: CE Complaint - 3656 K Ville Ave, Auburndale

Good morning Kay,  
CEC-2025-834 has already been generated for this complaint. This case is assigned to investigator Lambert.

Respectfully,

**Tanya L. Tucker, CPM**

Polk County Board of County Commissioners

Code Enforcement Support & Demolition Manager | Code Enforcement Division | Public Safety Group

Mailing: P. O. Box 9005/Drawer CS03, Bartow, FL 33831-9005

Physical: 330 W. Church Street, Bartow, FL 33830

Office Phone (863)534-6472 Fax (863)534-6073

E-mail: [TanyaTucker@polk-county.net](mailto:TanyaTucker@polk-county.net) ; Web: [www.polk-county.net](http://www.polk-county.net)

---

**From:** Suggs, Kay <KaySuggs@polk-county.net>  
**Sent:** Tuesday, March 18, 2025 11:27 AM  
**To:** Fenton, Autumn <autumnfenton@polk-county.net>; Ford, Danielle <DanielleFord@polk-county.net>; Long, Tonya <TonyaLong@polk-county.net>; Phillips, Jessica <JessicaPhillips@polk-county.net>; Tucker, Tanya <tanyatucker@polk-county.net>; Woodard, Kimberly <kimberlywoodard@polk-county.net>  
**Cc:** Braswell, Bill <BillBraswell@polk-county.net>; Craver, Stacy <StacyCraver@polk-county.net>; Halman, Joe <JoeHalman@polk-county.net>  
**Subject:** CE Complaint - 3656 K Ville Ave, Auburndale

Good morning all,

On behalf of Commissioner Braswell, please open a case for the property at 3656 K Ville Ave, Auburndale (Parcel Details: 25-28-18-347000-003500). He said there are about 50 kennels with dogs yapping constantly.

Thank you,  
Kay



**Kay M. Suggs**

Executive Assistant

Polk County Board of County Commissioners

330 W. Church St. , PO Box 9005, Drawer BC01

Bartow, FL 33831-9005

Phone: 863-534-6450; 863-534-6434; 863-534-6050

[KaySuggs@polk-county.net](mailto:KaySuggs@polk-county.net)   [www.polk-county.net](http://www.polk-county.net)

# CMA-2025-1417 - Codes

Menu Save Reset Cancel Help

Contact Type  Individual  Organization

Type \*

Complainant

Primary

Yes

Reference Contact ID

Notes

[check spelling](#)

First Name \*

Garry

Middle Name

Last Name \*

Bozeman

Required Day Contact Phone ((xxx)xxx-xxxx)

(863) 412-3700

Mobile Phone ((xxx)xxx-xxxx)

Organization Name

Business Phone ((xxx)xxx-xxxx)

E-mail

Business Name

Address Line 1 \*

3636 Kville Ave

City \*

Auburndale

State \*

FL

Zip Code \*

33823

## ADDITIONAL OWNER INFORMATION

Additional Information

[check spelling](#)

CERTIFICATION NUMBER  Add  Delete

Certified Mail No. Date of Notice

Contact Address

New Look Up Remove Deactivate

CMA-2025-1417

<input type="checkbox"/>	Contact Address ID	Address Type	Address Line 1	City	State	Zip	Primary	Recipient	Status	Start Date	End Date
0 record(s) found.											

# CMA-2025-1417 - Codes

Menu Save Reset Cancel Help

Contact Type  Individual  Organization

Type \*

Attorney

Primary

No

Reference Contact ID

Notes

[check spelling](#)

First Name \*

RICHARD

Middle Name

TAYLOR

Last Name \*

MCKENDRICK

Required Day Contact Phone ((xxx)xxx-xxxx)

(863) 688-3000

Mobile Phone ((xxx)xxx-xxxx)

Organization Name

Business Phone ((xxx)xxx-xxxx)

E-mail

mckendricklaw@gmail.com

Business Name

MCKENDRICK LAW

Address Line 1 \*

206 EASTON DRIVE

City \*

LAKELAND

State \*

FL

Zip Code \*

33803-2936

**ADDITIONAL OWNER INFORMATION**

Additional Information

[check spelling](#)

CERTIFICATION NUMBER



Add



Delete

Certified Mail No. Date of Notice

Contact Address

New Look Up Remove Deactivate

CMA-2025-1417

<input type="checkbox"/>	Contact Address ID	Address Type	Address Line 1	City	State	Zip	Primary	Recipient	Status	Start Date	End Date
0 record(s) found.											

330 West Church Street  
PO Box 9005 • Drawer CS03  
Bartow, Florida 33831-9005



PHONE: 863-534-6054  
FAX: 863-534-6073  
[www.polk-county.net](http://www.polk-county.net)

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**CODE ENFORCEMENT**

March 28, 2025

Crossed Paws Pet Rescue  
3656 Kville Avenue  
Auburndale, FL 33823

RE: CEC-2025-834

To Whom It May Concern:

Our Code Enforcement Office has received complaints regarding the use of this property for kennels, boarding and breeding. The Land Use designation for this property is RS (Residential Suburban), which is defined as follows:

The purpose of the RS district is to provide areas for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS district permits single-family dwelling units, family care homes, agricultural support uses, and community facilities.

Because this property is residentially zoned, you would not be permitted to operate a kennel or boarding and breeding facility without a Level 3 review. Please contact the Planner-On-Call ([planneroncall@polk-county.net](mailto:planneroncall@polk-county.net)) or 863-534-6084) to inquire further about what options may exist.

At this time, any events or business held at this location will be a violation of the Land Development code. If you have any questions, please contact Investigator David Lambert at (863) 271-3835.

Sincerely,

David Lambert  
Certified Code Investigator

## Fenton, Autumn

---

**From:** Ziskal, Benjamin  
**Sent:** Thursday, March 6, 2025 11:12 AM  
**To:** Suggs, Kay; McKean, Kayla  
**Cc:** Braswell, Bill; Dunn, Benjamin; Fenton, Autumn  
**Subject:** RE: 3656 K Ville Ave, Auburndale

Kay,

This property was purchased by Crossed Paws Pet Rescue, Inc in December 2024.

The property has a Residential Suburban (RS) land use designation. The operation of a pet rescue constitutes a “Kennels, Boarding and Breeding” use in the Land Development Code. That use is a Conditional Use Level 3 (C-3) requiring Planning Commission approval in an RS district, which has not occurred.

As a C3 use, while there are no specific limitations on the number of dogs/kennels, there are conditions related to setbacks, buffering and noise/odor controls in Section 303 of the Land Development Code.

### **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.

With this info, I have cc'd Autumn on this response so her team can make contact with the property owner and advise them of these requirements and the need for Planning Commission approval.

Ben Z

**Benjamin J. Ziskal, AICP, CEcD**  
**Director | Land Development Division**  
**Polk County Board of County Commissioners**  
330 W. Church Street | 863-534-6473 | 863-534-6407 (fax)  
P.O. Box 9005, Drawer GM03 | Bartow, FL 33831-9005  
[BenjaminZiskal@polk-county.net](mailto:BenjaminZiskal@polk-county.net)



Land Development –

**KENNEL, BREEDING:** Land or structures where any number of animals that are not personal pets of the property owner are kept for the purpose of sale, rental, breeding, hire as guard animals on other property, or other commercial purposes. A breeding kennel shall not include pet stores or commercial kennels used for boarding purposes only.

**KENNEL, BOARDING:** A commercial establishment where any number of personal pets (typically dogs and cats) are kept for boarding or lodging purposes for a fee. Pet grooming may be provided as an accessory use.

Webster Dictionary –

**KENNEL** – an establishment for the breeding or boarding of dogs or cats

---

## Crossed Paws Pet Rescue

2720 Havendale Blvd NW, Winter Haven, FL 33881 · 11 mi

(863) 229-5259



Prepared By and Return To:  
Kimberly Grooms  
United Title Group of Lakeland, LLC  
2000 E. Edgewood Dr., Suite # 107  
Lakeland, FL 33803  
File # 3656 KVILLE

INSTR # 2024277611  
BK 13359 Pgs 1743-1744 PG(s)2  
12/09/2024 09:47:51 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 1,050.00

**Property Appraiser's ID #: 252818-347000-003500**

---

## WARRANTY DEED

This Warranty Deed is executed this 2 day of December, 2024, by **Robert Mitchell Paulk and Ashley Paulk, his wife**, whose post office address is 2260 Eastmeadows Rd, Lakeland, FL 33812, ("**Grantor**") to **CROSSED PAWS PET RESCUE INC, a Florida Not for Profit Corporation**, whose post office address is 106 Margaret St, Auburndale, FL 33823 ("**Grantee**")

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

**Lot 35-F, Kossuthville Florida Townsite and Farm Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 50, of the Public Records of Polk County, Florida.**

More commonly known as: **3656 K-ville Ave, Auburndale, FL 33823**

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

**And**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

**In Witness Whereof**, Grantor has signed and sealed these presents the day and year above written.

*[signature page(s) to follow]*

Signed, sealed and delivered in the presence of:

*E M Valdes*

Signature of Witness 1

Eleonora M Valdes

Print Name of Witness 1

Address of Witness 1:

2000 E Edgewood Dr, #107, Lakeland, FL 33803

*Robert Mitchell Paulk*

Robert Mitchell Paulk

*Ashley Paulk*

Ashley Paulk

*Erin K Chartier*

Signature of Witness 2

Erin K Chartier

Print Name of Witness 2

Address of Witness 2:

2000 E Edgewood Dr, #107, Lakeland, FL 33803

State of FLORIDA

County of Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of Decembe4r, 2024 by **Robert Mitchell Paulk and Ashley Paulk**, who is/are personally known to me or who has produced FI D/L as identification.

(SEAL)



ELEONORA MICHELLE VALDES  
Commission # HH 488676  
Expires April 16, 2028

*E M Valdes*

Notary Public

My Commission Expires: April 16, 2028

**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:

**CMA-2025-1417 (DL) SM 10/16**  
**CROSSED PAWS PET RESCUE INC**  
**C/O STEFANIE N BADILLO, RA**  
**106 MARGARET ST**  
**AUBURNDALE, FL 33823**



2. Article Number (Transfer from service label)

**9589 0710 5270 1779 2724 97**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *James Ford*  Agent  
 Addressee

B. Received by (Printed Name)  *James Ford*

C. Date of Delivery  *8-4-25*

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

**AUG 11 2025**  
**POLK COUNTY**  
**CODE ENFORCEMENT**

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Mail Restricted Delivery (00)

# CMA-2025-1417 - Codes

Menu    Manage Inspection    Delete    Search    Select Record To Copy From    Edit Flow    View Log    Help

"Record Inspections"     Related Records Inspections

<input type="checkbox"/>	<u>Department</u>	<u>Sched Date</u>	<u>Inspection Type</u>	<u>Status</u>	<u>Insp Date</u>	<u>Inspector</u>	<u>Result Comment</u>	<u>Request Comment</u>	<u>Required/Optional</u>	<u>Record ID</u>	<u>!</u>
<input type="checkbox"/>	Code...	06/30/2026	<u>Prehearing ReInspection</u>	Scheduled		David Lambert			Optional	<u>REC25-00000-00VD2</u>	6
<input type="checkbox"/>	Code...	04/06/2026	<u>Prehearing ReInspection</u>	Violation Remains	04/06/2026	David Lambert			Optional	<u>REC25-00000-00VD2</u>	6
<input type="checkbox"/>	Code...	02/18/2026	<u>Inspection</u>	Monitoring	02/18/2026	David Lambert			Optional	<u>REC25-00000-00VD2</u>	6
<input type="checkbox"/>	Code...	09/08/2025	<u>Prehearing ReInspection</u>	Violation Remains	09/22/2025	David Lambert			Optional	<u>REC25-00000-00VD2</u>	6
<input type="checkbox"/>	Code...	08/22/2025	<u>Re-Inspection</u>	Violation Remains	08/22/2025	David Lambert	COE		Optional	<u>REC25-00000-00VD2</u>	6
<input type="checkbox"/>	Code...	07/31/2025	<u>Post Property</u>	Posted Property	07/31/2025	David Lambert	COE		Optional	<u>REC25-00000-00VD2</u>	6

# Parcel Details: 25-28-18-347000-003500

## Owners [Recently purchased this property? Click here.](#)

CROSSED PAWS PET RESCUE INC 100%

## Mailing Address [\(Address Change form\)](#)

106 MARGARET ST  
AUBURNDALE FL 33823-2612

## Physical Street Address [Why postal city and municipality? Click here.](#)

3656 K VILLE AVE

## Postal City and Zip

AUBURNDALE FL 33823

## Parcel Information

Municipality **Unincorporated Polk County (Code: 90000)**

Neighborhood **330165.00**  
[Search Recent Sales in this Neighborhood](#)

Subdivision **KOSSUTHVILLE SUB UNIT NO 1 PB 17 PG 50**

Property (DOR) Use Code **Multiple Residences SFR & MH (Code: 0803)**

Acreage **4.63**

[Community Redevelopment Area](#) **NOT IN CRA**

## Property Desc

**DISCLAIMER:** The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

## Area Map



## Recorded Plat

[Recorded Plat for this parcel](#)

## Section Maps for 252818

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

## Sales History

**Important Notice:** If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
<a href="#">13359/01743</a>	12/2024	W	I	CROSSED PAWS PET RESCUE INC	\$150,000
<a href="#">13123/02054</a>	05/2024	Q	I	PAULK ROBERT MITCHELL	\$100

13055/01724	07/2018	Q	I	CHERRY CHRISTINA NICHOLE	\$100
13055/01725	07/2018	Q	I	CHERRY CHRISTINA NICHOLE	\$100
13055/01723	06/2018	Q	I	CHERRY CHRISTINA NICHOLE	\$100
13123/02055	09/2017	M	I	PAULK ROBERT MITCHELL	\$100
3621/1265	08/1995	W	I	SCHRITTER RITA COX	\$38,000
2543/1189	06/1987	W	I		\$100
2274/0433	08/1984	Q	E		\$100

## Exemptions

**Note:** The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
------	--------	-------------	-------------	----------	-----------	------	-------

## Buildings

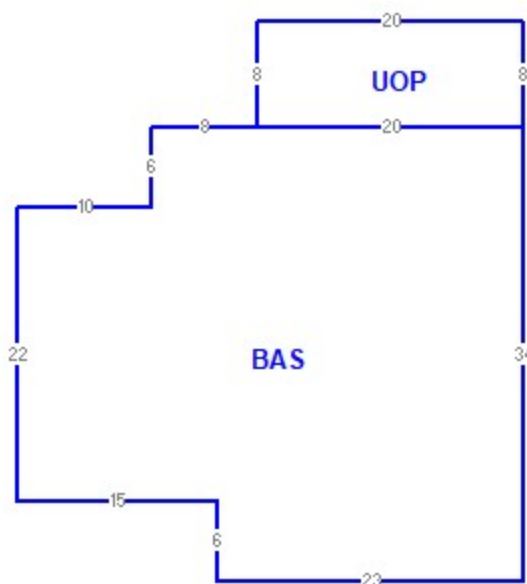
### BUILDING 1 (SF - Single Family)

#### Building Characteristics

**Living Area:** 1,142 sqft  
**Total Under Roof:** 1,302 sqft  
**Actual Year Built:** 1923  
**Building Value:** \$75,602

Element	Units Information
BEDROOM	2
FULL BATH	1
HALF BATH	0
FIREPLACE	N
CNTRL HEATING / AC	N
STYLE	SINGLE FAMILY
UNITS	1 UNIT
STORY HEIGHT INFO ONLY	1 STORY FOR INFO ONLY
SUBSTRUCT	PIERS
FRAME / CONST TYPE	WOOD FRAME
EXTERIOR WALL	SHINGLE
ROOF STRUCTURE	GABLE

#### 3656 K VILLE AVE



View Larger: [Double](#) - [Quadruple](#)  
 Effective Year: 1923

#### Building Subareas

Code/Description	Heated	Total
BASE AREA	Y	1,142
UOP UNFIN. OPEN PORCH		160
<b>Total Under Roof</b>		<b>1,302 SQ FT</b>
<b>Total Living Area</b>		<b>1,142 SQ FT</b>

### BUILDING 2 (MH - Mobile Home/Manufactured Home)

#### Building Characteristics

#### 3652 K VILLE AVE

**Living Area:** 1,120 sqft  
**Total Under Roof:** 1,120 sqft  
**Actual Year Built:** 1997

**Building Value:** \$49,572

<b>Element</b>	<b>Units</b>	<b>Information</b>
EXTERIOR WALL		NONE
UNITS		1 UNIT

View Larger: [Double](#) - [Quadruple](#)  
Effective Year: 1997

---

### Extra Features (Current)

<b>LN</b>	<b>Code</b>	<b>Description</b>	<b>BLD</b>	<b>Length</b>	<b>Width</b>	<b>Units</b>	<b>Year Built</b>
1	GAR	GARAGE DETACHED	1	18	14	252	1952

### PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **Unincorporated Polk County** taxing district.

---

### Land Lines

<b>LN</b>	<b>Land Description</b>	<b>Ag/GreenBelt</b>	<b>Land Unit Type</b>	<b>Front</b>	<b>Depth</b>	<b>Units</b>
1	* RESIDENTIAL	N	ACREAGE	0	0	4.63

\* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

**NOTICE: All information ABOVE this notice is current (as of Wednesday, July 30, 2025 at 2:09:24 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.**

### Value Summary (2024)

<b>Desc</b>	<b>Value</b>
LAND VALUE	\$60,933
BUILDING VALUE	\$130,628
EXTRA FEATURES VALUE	\$4,430
JUST MARKET VALUE	\$195,991
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$96,468
ASSESSED VALUE	\$99,523
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$99,523

\*This property contains a Non Homestead Cap with a differential of \$96,468.

### Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$195,991	\$99,523	\$0	\$0.00	\$99,523	6.634800	\$660.32
POLK COUNTY PARKS MSTU	\$195,991	\$99,523	\$0	\$0.00	\$99,523	0.528600	\$52.61
POLK COUNTY LIBRARY MSTU	\$195,991	\$99,523	\$0	\$0.00	\$99,523	0.198500	\$19.76
POLK COUNTY STORMWATER MSTU	\$195,991	\$99,523	\$0	\$0.00	\$99,523	0.094100	\$9.37
POLK COUNTY SCHOOL BOARD - STATE	\$195,991	\$195,991	\$0	\$0.00	\$195,991	3.048000	\$597.38
POLK COUNTY SCHOOL BOARD - LOCAL	\$195,991	\$195,991	\$0	\$0.00	\$195,991	2.248000	\$440.59
SOUTHWEST FLA WATER MGMT DIST	\$195,991	\$99,523	\$0	\$0.00	\$99,523	0.190900	\$19.00
				<b>Tax Savings:</b>	<b>\$0.00</b>	<b>Total Taxes:</b>	<b>\$1,799.03</b>

### Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK SOLID WASTE-COLLECTION	2.00	264.21	\$528.42
2	SW002	POLK SOLID WASTE-DISPOSAL	2.00	73.00	\$146.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	281.00	\$281.00
4	FI000	POLK COUNTY FIRE SERVICES	1.00	281.00	\$281.00
5	FI000	POLK COUNTY FIRE SERVICES	1.00	16.00	\$16.00
<b>Total Assessments</b>					<b>\$1,252.42</b>

### Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.1187	12.9429
Ad Valorem Assessments	\$1,572.77	\$1,799.03

Non-Ad Valorem Assessments	\$964.00	\$1,252.42
<b>Total Taxes</b>	<b>\$2,536.77</b>	<b>\$3,051.45</b>

**Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use the [Property Tax Estimator](#) to estimate taxes for this account.**

### Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

<b>DESCRIPTION</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
LAND VALUE	\$31,711.00	\$27,811.00	\$25,861.00	\$25,081.00
BUILDING VALUE	\$125,685.00	\$112,305.00	\$47,709.00	\$42,366.00
EXTRA FEATURES VALUE	\$4,430.00	\$4,430.00	\$4,430.00	\$4,430.00
JUST MARKET VALUE	\$161,826.00	\$144,546.00	\$78,000.00	\$71,877.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$71,351.00	\$62,296.00	\$3,227.00	\$3,902.00
ASSESSED VALUE	\$90,475.00	\$82,250.00	\$74,773.00	\$67,975.00
EXEMPTION VALUE (COUNTY)	\$0.00	\$0.00	\$0.00	\$0.00
TAXABLE VALUE (COUNTY)	\$90,475.00	\$82,250.00	\$74,773.00	\$67,975.00

### DISCLAIMER:

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Wednesday, July 30, 2025 at 2:09:24 AM

# CMA-2025-1417 - Codes

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[CEC-2025-834:Complaint \[Enforcement,Complaint,NA,NA\];Violation Case Generated;Codes:3656 K VILLE AVE, AUBURNDALE, FL 33823;](#)

[CMA-2025-1417:Magistrate Violation \[Enforcement,Magistrate Violation,NA,NA\];Magistrate Hearing Pending;Codes:3656 K VILLE AVE, AUBURNDALE, FL 33823;](#)

Showing 1 to 2 of 2

- «
- 1
- »

10 



**POLK COUNTY, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE**

**Polk County,**

**Petitioner,**

**vs.**

**CROSSED PAWS PET RESCUE INC**

Respondent(s)./

**Case Number: CMA-2025-1417**

**AFFIDAVIT OF MAILING**

**STATE OF FLORIDA  
POLK COUNTY**

BEFORE ME, the undersigned authority personally appeared, Nicole Vega, who, after being duly sworn, did state as follows:

1. My name is Nicole Vega. I am over the age of eighteen (18) and I make this Affidavit based upon personal knowledge.
2. I am a Code Specialist for the Polk County Code Enforcement Unit.
3. On 07/31/2025, I, mailed the original Notice of Violation/Notice of Hearing (NOV/NOH) issued in this matter. A copy of the NOV/NOH is attached hereto and by reference made part hereof.
4. I mailed the NOV/NOH to the above named respondents by certified mail with article number 9589 0710 5270 1779 2724 97.
5. I sent the notice to the following address which was on record with the Polk County Property Appraiser's Office at the time of the violation 106 MARGARET ST, AUBURNDALE, FL 33823.

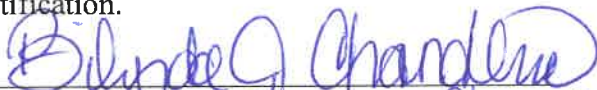


Signature of Staff

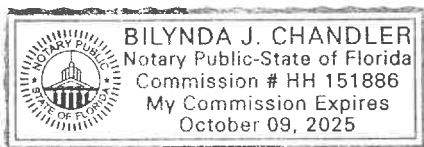
**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of July, 2025, by Nicole Vega, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

  
Notary Public  
Print Name Bilynda J Chandler

My Commission Expires 10/09/2025



**POLK COUNTY, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE**

**Polk County,**

**Petitioner,**

**vs.**

**CROSSED PAWS PET RESCUE INC**

Respondent(s)./

**Case Number: CMA-2025-1417**

**AFFIDAVIT OF POSTING**

**STATE OF FLORIDA  
POLK COUNTY**

BEFORE ME, the undersigned authority personally appeared, David Lambert, Code Enforcement Investigator, who, after being duly sworn, did state as follows:

1. On 07/31/2025, I, David Lambert, posted a copy of the attached notice at the following described property: 3656 K VILLE AVE, AUBURNDALE, FL 33823.
2. On 07/31/2025, I, Nicole Vega, posted a copy of the attached notice in the lobby of the Polk County Administration Building, and mailed a copy of the same by certified mail to the Respondent's last known address.
3. Said notice is for the Special Magistrate Hearing on 10/16/2025 at 8:30 a.m.

Signature of Staff (Statement 1)

Signature of Staff (Statement 2)

**STATE OF FLORIDA  
COUNTY OF POLK**

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of July, 2025, by David Lambert, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of July, 2025, by Nicole Vega, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

Notary Public

Print Name Nicole Vega

My Commission Expires 6/26/26

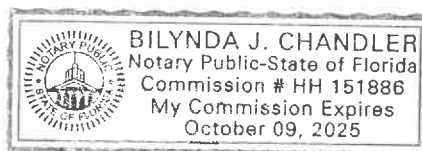
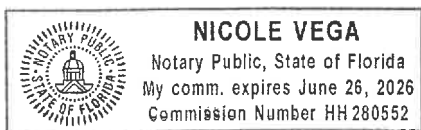
Notary Public

Print Name Bilynda J Chandler

My Commission Expires 10/09/2025

(AFFIX NOTARY SEAL)

(AFFIX NOTARY SEAL)



330 West Church Street  
PO Box 9005 • Drawer CS03  
Bartow, Florida 33831-9005



PHONE: 863-534-6054  
FAX: 863-534-6073  
www.polk-county.net

**CODE ENFORCEMENT**

**Administrative Cost of Enforcement  
AFFIDAVIT**

Date: 10/13/2025  
Case # CMA-2025-1417  
Property Address: 3656 K-ville Ave Auburndale, Florida 33823  
Parcel ID # 252818347000003500

I, David Lambert, Code Investigator with Polk County Code Enforcement, do hereby certify that I have reviewed the record and that based on the record, the below costs accurately reflect the administrative costs incurred by Polk County in processing the above identified case.

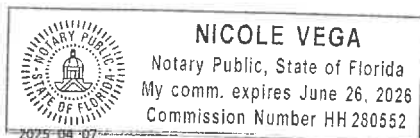
Number		Total
<u>4</u>	Trips after 10/1/21 @ \$54.00/per trip	\$216.00
<u>1</u>	Certified mail after 1/19/25 @ \$9.64	\$9.64
	Regular mail after 1/19/25 @ \$.69	\$0.00
	Registered after 1/19/2054 @ \$29.50	\$0.00
	Registered mail b/t 1/24/2024 tp 1/18/25 @ \$26.55	\$0.00
	Certified mail b/t 01/24/2024 to 1/18/25 @ \$8.73	\$0.00
	Regular mail b/t 1/24/2024 to 1/18/2025 @ \$.68	\$0.00
	Registered mail b/t 1/22/23 to 1/23/24 @ \$25.80	\$0.00
	Certified mail b/t 1/22/23 to 1/23/24 @ \$8.10	\$0.00
	Regular mail b/t 1/22/23 to 1/23/24 @ \$.63	\$0.00
	Trips prior to 09/30/21 @ \$20.00/per trip	\$0.00
	Certified mail b/t 7/11/22 to 1/21/23 @ \$7.85	\$0.00
	Registered mail b/t to 7/11/22 to 1/21/23 @ \$24.40	\$0.00
	Regular mail b/t 7/11/22 to 1/21/23 @ \$.60	\$0.00
	<b>TOTAL:</b>	<b>\$225.64</b>

Signature

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13th day of October, 2025, by David Lambert, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)



\_\_\_\_\_  
Notary Public  
Print Name Nicole Vega  
My Commission Expires 6/26/26

# CMA-2025-1417 - Codes

Menu Reports Help

**File Date:** [07/24/2025](#)

**Application Status:** [Magistrate Hearing Pending](#)

**Description of Work:**

**Case Detail:** [Detail](#)

**Case Type:** [Magistrate Violation](#)

**Address:** [3656 K VILLE AVE, AUBURNDALE, FL 33823](#)

**Owner Name:** [CROSSED PAWS PET RESCUE INC, C/O Stefanie N Badillo, RA](#)

**Application Name:** [Codes](#)

**Parcel No:** [252818347000003500](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Garry Bozeman</a>		Complainant		Active
	<a href="#">RICHARD MCKENDRICK</a>		Attorney		Active

**Custom Fields: CE\_MAGISTRAT**

GENERAL

Service Rep

[Nicole](#)

Follow Up Date

-

Recurring Violation

-

Invoice Due

-

Lien Date

-

Hearing Date

[10/16/2025](#)

Certified Mail No

[9589 0710 5270 1779 2724](#)

[97](#)

Correction Date

[08/21/2025](#)

Re-inspection Date

-

Lien Hearing Date

-

FS 119 Status

-

MAGISTRATE

Repeat Violation

-

Daily Fine Fee

-

SM Imposition Date

-

COMCATE HISTORY

Comcate Case Status

-

Comcate Lien Type

Case Assign To

[Lambert, David](#)

Additional Information

-

Invoice Date

-

Lien Dates

-

Appealed

Sent Via

[Certified Mail](#)

Date of Notice

[07/31/2025](#)

Inspection Date

-

Delivery Date

-

Correction Days

-

Magistrate Correct By Date

-

Compliance Date

-

Program

-

Billing

**CE\_MAGISTRAT\_DNAV**  
DigEplan Navigate

**MAGISTRATE**

Magistrate Violation Type	Violation Sub-Type	Magistrate Violation	Description	Corrective Action Comments	Status	Disposition
<a href="#">LDC Violations</a>	LDC Chapter 2 – Land Use Districts and Regulations	Use Tables for ...	Operation of a kennel in Land Use District RS, requires a Level C-3 review from Polk County Land Development.		Open	

**Workflow Status:**

Task	Assigned To	Status	Status Date	Action By
<a href="#">Case Generated</a>	David Lambert	Continued	07/24/2025	David Lambert
<a href="#">Notice of Violation</a>	Nicole Vega	Mailed	07/31/2025	Nicole Vega
<a href="#">Re-Inspection</a>	David Lambert	In Violation	08/28/2025	David Lambert
Amended Nov/Noh	Nicole Vega			
<a href="#">Post Property</a>	David Lambert	Posted	08/01/2025	David Lambert
<a href="#">File Processing</a>	Nicole Vega	Complete	09/04/2025	Nicole Vega
<a href="#">Prehearing Re-Inspection</a>	David Lambert	Magistrate H...	04/09/2026	David Lambert
<a href="#">Hearing Stage</a>	David Lambert	Continue	12/22/2025	David Lambert
Admin Fees	Rhonda Culpepper			
Magistrate Re-Inspection	David Lambert			
Affidavit	Nicole Vega			
Imposition Notice	Victoria Starling			
Pre-Imposition Inspection	David Lambert			
Imposition Hearing	Victoria Starling			
Post-Imposition Inspec...	David Lambert			
Post Affidavit	Nicole Vega			
County Abatement	Tabitha Miller			
Appeal Or Imposition H...	Victoria Starling			

**Condition Status:**

Name	Short Comments	Status	Apply Date	Severity	Action By
------	----------------	--------	------------	----------	-----------

**Case Comments:**

Date	Comment	View ID
07/24/2025	<a href="#">2025/03/17 CASE CREATED BY JAMILA VAUGHN</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/03/21 On 03/18/2025, I inspected this prop...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/03/28 On 03/28/2025, I continued to monito...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/03/28 Owner Stephanie @ 863-514-0131 calle...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/03/31 Phone Call Received 03/31/2025: Spok...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/04/04 Mary Motola came into the office tod...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/04/14 On 04/11/2025, I continued to monito...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/05/07 On 05/06/2025, I continued to monito...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/05/12 Ronald Aranguren @ 4074888791 has qu...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/07/07 MARIAN BOZEMAN @ 1*863*665*0502 call...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/07/10 Phone Call Received 05/28/2025: Step...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/07/10 Text Message Sent and Received 05/29...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/07/14 Marian Bozeman@863-665-0502 called i...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/07/24 On 07/15/2025, Supervisor Tonya Long...</a>	DAVI.LAMB
07/24/2025	<a href="#">2025/07/24 Violation Case Generated - David Lam...</a>	DAVI.LAMB
07/24/2025	<a href="#">Service Rep will prepare a Notice of Violation/...</a>	DAVI.LAMB
07/30/2025	<a href="#">Notice drafted for review. Nicole Vega</a>	NICO.VEGA
07/30/2025	<a href="#">(Certified mail x1) NOV/NOH prepared to post/ma...</a>	NICO.VEGA
08/01/2025	<a href="#">On 07/31/2025, I posted this property with a No...</a>	DAVI.LAMB
08/01/2025	<a href="#">Phone Call Received 08/01/2025: Mary Ann called...</a>	DAVI.LAMB

Date	Comment	View ID
08/05/2025	<a href="#">AOM and AOP attached. Nicole Vega</a>	NICO.VEGA
08/14/2025	<a href="#">Green card attached. Nicole Vega</a>	NICO.VEGA
08/22/2025	<a href="#">GARRY BOZEMAN@863-412-3700 CALLED ABOUT THE SME...</a>	CODETEMP
08/28/2025	<a href="#">Text Message Received 08/12/2025: Stephanie reg...</a>	DAVI.LAMB
08/28/2025	<a href="#">On 08/22/2025, I conducted a reinspection of th...</a>	DAVI.LAMB
08/28/2025	<a href="#">Service Rep will prepare a Magistrate packet fo...</a>	DAVI.LAMB
08/29/2025	<a href="#">08/29 Added photo the case from Facebook showin...</a>	JESS.PHIL
09/04/2025	<a href="#">SM folder/packet created and documents attached...</a>	NICO.VEGA
09/24/2025	<a href="#">On 09/22/2025, I conducted a Pre-hearing inspec...</a>	DAVI.LAMB
10/14/2025	<a href="#">COE attached and placed in SM mailbox. Nicole Vega</a>	NICO.VEGA
10/17/2025	<a href="#">ATTORNEY MAILING INFORMATION: Richard Taylor Mc...</a>	SHAM.BABE
10/20/2025	<a href="#">ATTACHED FIRST OFFENSE ORDER. MAILED TO RESPOND...</a>	SHAM.BABE
11/03/2025	<a href="#">Mary Ann Motola@407-414-5651 called into the of...</a>	CODETEMP
11/04/2025	<a href="#">SM Hearing 10/16/2025: The SM agreed to continu...</a>	DAVI.LAMB
11/04/2025	<a href="#">Phone Call Received 11/03/2025: Mary Ann called...</a>	DAVI.LAMB
11/10/2025	<a href="#">Meeting with property owner and her assistant 1...</a>	DAVI.LAMB
11/10/2025	<a href="#">Meeting with Randal and Tonya Long 11/10/2025:...</a>	DAVI.LAMB
11/10/2025	<a href="#">Phone Call Made 11/10/2025: Notified Mr. Everet...</a>	DAVI.LAMB
11/19/2025	<a href="#">ATTACHED FIRST OFFENSE ORDER. MAILED TO RESPOND...</a>	SHAM.BABE
12/03/2025	<a href="#">Meeting with Sarah Case from Next Level Plannin...</a>	DAVI.LAMB
12/19/2025	<a href="#">ATTACHED FIRST OFFENSE ORDER. MAILED TO RESPOND...</a>	SHAM.BABE
12/22/2025	<a href="#">SM Hearing 12/18/2025: The SM agreed to continu...</a>	DAVI.LAMB
02/20/2026	<a href="#">On 02/18/2026, I attended a walk-through of thi...</a>	DAVI.LAMB
02/20/2026	<a href="#">2/20/2026. InspectionResult: Monitoring. Inspec...</a>	DAVI.LAMB
04/09/2026	<a href="#">During the April Polk County Planning Commissio...</a>	DAVI.LAMB
04/09/2026	<a href="#">On 04/06/2026, I conducted a pre-hearing inspec...</a>	DAVI.LAMB
04/09/2026	<a href="#">4/9/2026. InspectionResult: Violation Remains. ...</a>	DAVI.LAMB
04/09/2026	<a href="#">4/9/2026. Inspection Prehearing Reinspection. S...</a>	DAVI.LAMB

Scheduled/Pending Inspections:		Inspection Type	Scheduled Date	Inspector	Status	Comments
		<a href="#">Prehearing Reinspection</a>	06/30/2026	David Lambert	Scheduled	
Resulted Inspections:		Inspection Type	Inspection Date	Inspector	Status	Comments
		<a href="#">Prehearing Reinspection</a>	04/06/2026	David Lambert	Violation Remains	
		<a href="#">Inspection</a>	02/18/2026	David Lambert	Monitoring	
		<a href="#">Prehearing Reinspection</a>	09/22/2025	David Lambert	Violation Remains	
		<a href="#">Re-Inspection</a>	08/22/2025	David Lambert	Violation Remains	COE
		<a href="#">Post Property</a>	07/31/2025	David Lambert	Posted Property	COE



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## Detail by Entity Name

Florida Not For Profit Corporation  
CROSSED PAWS PET RESCUE INC

### Filing Information

<b>Document Number</b>	N18000003915
<b>FEI/EIN Number</b>	82-5118869
<b>Date Filed</b>	04/09/2018
<b>Effective Date</b>	04/07/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	01/30/2019
<b>Event Effective Date</b>	NONE

### Principal Address

2720 Havendale Blvd  
Winter haven, FL 33881

Changed: 08/16/2021

### Mailing Address

106 Margaret st  
Auburndale, FL 33823

Changed: 03/17/2020

### Registered Agent Name & Address

Badillo, Stefanie N  
106 Margaret st  
Auburndale, FL 33823

Name Changed: 03/17/2020

Address Changed: 03/17/2020

### Officer/Director Detail

#### **Name & Address**

Title P

BADILLO, STEFANIE N  
106 MARGARET ST  
AUBURNDALE, FL 33823

Title V

Sheets, Lori G  
2720 Havendale Blvd  
Winter haven, FL 33881

Title S

MOTOLA, MARIANN  
2265 PALMVIEW CIRCLE  
AUBURNDALE, FL 33823

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	01/29/2023
2024	04/04/2024
2025	03/21/2025

**Document Images**

<a href="#">03/21/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/16/2021 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/13/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2019 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">12/17/2018 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2018 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2018 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

**JOE G. TEDDER, TAX COLLECTOR  
POLK COUNTY, FLORIDA**

**2024 REAL ESTATE PROPERTY TAX BILL**

ACCOUNT NUMBER  
252818-347000-003500

**PAY, SEARCH OR PRINT RECEIPT AT**  
**polktaxes.com**  
**(863) 534-4700**

07/30/2025 10:16:52

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

CROSSED PAWS PET RESCUE INC  
106 MARGARET ST  
AUBURNDALE, FL 33823

3656 K VILLE AVE  
KOSSUTHVILLE SUB UNIT 1 PB 17 PG 50 LOT 35-F

RETAIN THIS PORTION  
FOR YOUR RECORDS

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
C101 POLK COUNTY TRANSPORTATION	99,523	0	99,523	1.2000	\$119.43	
C100 POLK COUNTY GENERAL FUND	99,523	0	99,523	4.9848	\$496.10	
C102 POLK COUNTY EMERGENCY MEDICAL	99,523	0	99,523	0.2500	\$24.88	
C103 POLK COUNTY ENV LANDS MGMT	99,523	0	99,523	0.0500	\$4.98	
C104 POLK COUNTY ENV LANDS ACQUISITION	99,523	0	99,523	0.1500	\$14.93	
200 POLK COUNTY PARKS	99,523	0	99,523	0.5286	\$52.61	
210 POLK COUNTY LIBRARY	99,523	0	99,523	0.1985	\$19.76	
220 POLK COUNTY STORMWATER	99,523	0	99,523	0.0941	\$9.37	
110 SCHOOL GENERAL FUND	195,991	0	195,991	3.7960	\$743.98	
100 SCHOOL LOCAL CAPITAL IMPROVEMENT	195,991	0	195,991	1.5000	\$293.99	
360 SOUTHWEST FLA WATER MGMT DIST	99,523	0	99,523	0.1909	\$19.00	
<b>TOTAL</b>				<b>12.9429</b>	<b>\$1,799.03</b>	

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	RATE	UNITS	AMOUNT
FI000 - POLK COUNTY FIRE SERVICES	0.00	3.00	\$578.00
SW001 - POLK SOLID WASTE-COLLECTION	264.21	2.00	\$528.42
SW002 - POLK SOLID WASTE-DISPOSAL	73.00	2.00	\$146.00
<b>TOTAL NON-AD VALOREM ASSESSMENTS</b>			<b>\$1,252.42</b>

COMBINED TAXES AND ASSESSMENTS \$3,051.45

<b>If Paid By</b>	<b>Jul 30, 2025</b>	
<b>Please Pay</b>	<b>0.00</b>	

**JOE G. TEDDER, TAX COLLECTOR  
POLK COUNTY, FLORIDA**

**2024 REAL ESTATE PROPERTY TAX BILL  
1149120**

ACCOUNT NUMBER  
252818-347000-003500

CROSSED PAWS PET RESCUE INC  
106 MARGARET ST  
AUBURNDALE, FL 33823

3656 K VILLE AVE  
KOSSUTHVILLE SUB UNIT 1 PB 17 PG 50 LOT 35-F

**PAY ONLY ONE AMOUNT**

PAY IN U.S. FUNDS ON A U.S. BANK TO JOE G. TEDDER, TAX COLLECTOR -

<b>If Paid By</b>	<b>Jul 30, 2025</b>	
<b>Please Pay</b>	<b>0.00</b>	

**CASE FIELD REPORT**  
**Polk County/ Code Enforcement**

Assigned to:Lambert, David

**CMA-2025-1417**

**Magistrate Hearing Pending**

Location of Violation: 3656 K VILLE AVE  
AUBURNDALE, FL 33823

APN# 252818347000003500

**Custom Location Field**

Land Use Code: RS

**Custom Field**

Service Rep: Nicole  
Active Case: Yes  
Hearing Date: 10/16/2025  
Correction Date: 08/21/2025  
Sent Via: Certified Mail  
Date of this Notice: 07/31/2025

**Property Owner**

**Address**

**Phone:**

Name: CROSSED PAWS PET RESCUE INC, C/O Stefanie N Badillo, RA  
AUBURNDALE, FL 33823

106 MARGARET ST

**Open Violaton(s)**

**Code Section**

LDC Violations

Land Development Code Section 205, Table 2.1 Use Tables for  
Standard Land Use Districts: Standard Districts

<b>Entry Date</b>	<b>Status</b>	<b>Type</b>	<b>Officer</b>	<b>Note/Activity</b>
07/24/2025	Notes	Post Property	David Lambert	
07/24/2025	Notes	Notice of Violation	David Lambert	
07/24/2025	Notes	Notice of Violation	David Lambert	
07/24/2025	Continued	Case Generated	David Lambert	
07/24/2025	Note	Case Comment	David Lambert	2025/07/24 Violation Case Generated - David Lambert
07/24/2025	Note	Case Comment	David Lambert	2025/07/24 On 07/15/2025, Supervisor Tonya Long and I met up with Mr. Everett at 3710 K-Ville Road to investigate this case further. We observed several buildings with attached outside kennels toward the rear of this property. We also observed continuous barking coming from inside the buildings. Due to this property being zoned RS, they are required to obtain a Level C-3 review from Polk County Land Development prior to operating a kennel from this location. Inspection photos 07/15/2025 uploaded. - David Lambert
07/24/2025	Note	Case Comment	David Lambert	2025/07/14 Marian Bozeman@863-665-0502 called in and wanted to check the status of her complaint. She stated that she has been trying to reach out to the investigator but she has not received a response from him. I advised that I would email that investigator and let him know that she has been trying to contact him. Email has been sent to investigator---Jvaughn

07/24/2025	Note	Case Comment	David Lambert	<p>2025/07/10 Text Message Sent and Received 05/29/2025: After checking with my supervisor ref the electric permit issue, I advised her that the 3 requirements for her electric permit have been met. I also ask her if she would like to come in and meet with my manager to discuss why we still have an open case. Per the text message, her issue ended up being with the building department.</p> <p>She then asks me questions reference the building department and land development; I explained to her the difference. I also explained to her that it would be better to apply for a review from Land Development at the beginning of the process as it would be more cost effective.</p> <p>I also offered another opportunity to come in and speak with my manager, she said she would schedule it. - David Lambert</p>
07/24/2025	Note	Case Comment	David Lambert	<p>2025/07/10 Phone Call Received 05/28/2025: Stephanie left voice mail inquiring about her case and advised due to open case her electric cannot be turned on. - David Lambert</p>
07/24/2025	Note	Case Comment	David Lambert	<p>2025/07/07 MARIAN BOZEMAN @ 1*863*665*0502 called today concerning the Dog Kennel. They put some of the dogs on the property on Sunday 4/6/2025 also put wooden fence up.</p>
07/24/2025	Note	Case Comment	David Lambert	<p>P. Clay</p> <p>2025/05/12 Ronald Aranguren @ 4074888791 has questions concerning the complaint on the property.</p>
07/24/2025	Note	Case Comment	David Lambert	<p>P. Clay</p> <p>2025/05/07 On 05/06/2025, I continued to monitor this property based on a request from management reference a possible business moving into this location. I did not observe any changes to the property, and it does not appear anyone has moved onto the property as of my inspection. I will continue to monitor for now. Inspection photos 05/06/2025 uploaded. - David Lambert</p>
07/24/2025	Note	Case Comment	David Lambert	<p>2025/04/14 On 04/11/2025, I continued to monitor this property based on a citizen's complaint. I observed that the RV has been disconnected from utilities. I did not observe a any animals on the premise at the time and no signs of a business at this time. Inspection photos 04/11/2025 uploaded. - David Lambert</p>
07/24/2025	Note	Case Comment	David Lambert	<p>2025/04/04 Mary Motola came into the office today wanting to speak with David today. Advised that he was not in the office and provided her with contact information for him--Jvaughn</p>

07/24/2025	Note	Case Comment	David Lambert	<p>2025/03/31 Phone Call Received 03/31/2025: Spoke with Mary Ann reference this property. She is the business partner and was inquiring some information about the letter that was given to Stephanie on Friday. I advised her she needed to contact Land Development to ascertain if what they are doing meets the requirements of Polk County Land Development. According to her the property is a private residence and will be occupied as such and the dogs that will be on the property will be their personal pets. She also said she would be coming down to speak with Land Development. - David Lambert</p>
07/24/2025	Note	Case Comment	David Lambert	<p>2025/03/28 On 03/28/2025, I continued to monitor this property based on a request from management. I observed a recreational vehicle has been moved onto the property and is currently hooked to utilities. I did not observe any signs of an event or preparations for such. I did not observe any tents or signage advertising the event. In addition, I did not observe any dogs on the property.</p> <p>Per Code Enforcement management, a letter was drafting advising the property owner of her requirements with Polk County Land Development and I was advised to deliver the letter to the property owner. During the research of this property, it was discovered that the pet rescue had two other possible locations. I placed one copy of the letter on the RV at this location and then visited the following locations:</p> <ol style="list-style-type: none"> <li>1. 106 Margaret St in Auburndale, Florida</li> <li>2. 2720 Havendale Blvd. Winter Haven, Florida</li> </ol> <p>I investigated both of these locations and eventually located an unknown female who I was able to give letter to. Once I delivered the letter, I received a call from the property owner, and we met in person in front of Auburndale Diner.</p> <p>Property Owner Stephanie Badillo advised me she spoke with Polk County, and they told her if she lived on site she could have as many dogs as she wanted if they were her personal pets. She advised me she doesn't breed, board, sell animals from this location and doesn't plan to. She stated her adoption events are held at a different location.</p> <p>I advised property owner to check with Land Development to confirm she is not in violation with the Land Development Code. In addition, I advised her she could not have an RV hooked to utilities and she said she would take care of it immediately.</p> <p>Inspection photos 03/28/2025. Snip of alternate location, copy of the letter, and a copy of the flyer uploaded. - David Lambert</p>
07/24/2025	Note	Case Comment	David Lambert	<p>2025/03/28 Owner Stephanie @ 863-514-0131 called stating she has questions about this complaint, I read her the notes and also gave her investigators contact information for further information. -Bethany Porreca</p>

07/24/2025	Note	Case Comment	David Lambert	<p>2025/03/21 On 03/18/2025, I inspected this property based on a citizen's complaint. I observed a residential property that has an older structure and two newer structures in the rear part of property. I also observed a concrete slab behind the new structures. I was given access to the neighboring property via signed consent for photos. I did not observe any signs of an animal rescue facility at the time of my visit but was told by neighbor that they are having an animal rescue event on Saturday 03/22/2025.</p> <p>A search of the Acella database did indicate permits were active for the construction of the buildings in the rear of the property.</p> <p>A search of the internet did indicate a facebook page for Crossed Paws Pet Rescue with pictures of the buildings mentioned above. In addition, a website was found online also advertising the new facility. WWW.crossedpawspetrescue.org</p> <p>A search of the Polk County Land Development Code does indicate a level C3 review is required in this land use but since they have not officially opened their business, I will be contacting my supervisor as to how to proceed.</p> <p>This property is zoned RS and sits on 4.6 acres. Inspection photos 03/18/2025 uploaded. - David Lambert</p>
07/24/2025	Note	Case Comment	David Lambert	2025/03/17 CASE CREATED BY JAMILA VAUGHN
07/24/2025	Note	Case Comment	David Lambert	Service Rep will prepare a Notice of Violation/Notice of Hearing NOV/NOH for posting and mailing on 07/31/2025 - David Lambert
07/30/2025	Note	Case Comment	Nicole Vega	Notice drafted for review. Nicole Vega
07/30/2025	Note	Case Comment	Nicole Vega	(Certified mail x1) NOV/NOH prepared to post/mail 7/31 CBD 8/21 SM 10/16. Nicole Vega
07/31/2025	Mailed	Notice of Violation	Nicole Vega	
08/01/2025	Posted	Post Property	David Lambert	Inspection result: Posted Property
08/01/2025	Note	Case Comment	David Lambert	On 07/31/2025, I posted this property with a Notice of Violation/Notice of Hearing (NOV/NOH). I observed the violation remains. Inspection photos 07/31/2025 uploaded. - David Lambert
08/01/2025	Note	Case Comment	David Lambert	Phone Call Received 08/01/2025: Mary Ann called ref the violation notice. I informed her the case is being taken to court reference the operation of a kennel without proper approval. If she had questions to call my supervisor. - David Lambert
08/05/2025	Note	Case Comment	Nicole Vega	AOM and AOP attached. Nicole Vega
08/14/2025	Note	Case Comment	Nicole Vega	Green card attached. Nicole Vega
08/22/2025	Note	Case Comment	Code Temp	GARRY BOZEMAN@863-412-3700 CALLED ABOUT THE SMELL THAT IS COMING FROM THE DOG KENNEL THAT IS BEING RUN ON THIS PROPERTY. I ADVISED THAT HE REACH OUT TO THE INVESTIGATOR FOR THE CASE-- JVAUGHN
08/28/2025	Notes	File Processing	David Lambert	
08/28/2025	In Violation	Re-Inspection	David Lambert	Inspection result: Violation Remains

08/28/2025	Note	Case Comment	David Lambert	Text Message Received 08/12/2025: Stephanie request information in reference to her neighbor's fence being on her property. She was advised this is a civil issue and not a code enforcement issue. - David Lambert
08/28/2025	Note	Case Comment	David Lambert	On 08/22/2025, I conducted a reinspection of this property. I observed the violation remains. A search of Accela database indicates a review from Land Development has not been applied for as of this date. Inspection photos 08/22/2025 uploaded. - David Lambert
08/28/2025	Note	Case Comment	David Lambert	Service Rep will prepare a Magistrate packet for the SM Hearing. - David Lambert
08/29/2025	Note	Case Comment	Jessica Phillips	08/29 Added photo the case from Facebook showing an award they received. - Jessica Phillips
09/04/2025	Complete	File Processing	Nicole Vega	
09/04/2025	Note	Case Comment	Nicole Vega	SM folder/packet created and documents attached. Nicole Vega
09/24/2025	Magistrate Hearing	Prehearing Re-Inspection	David Lambert	Inspection result: Violation Remains
09/24/2025	Note	Case Comment	David Lambert	On 09/22/2025, I conducted a Pre-hearing inspection on this property. I observed the violation remains. Inspection photos 09/22/2025 uploaded. - David Lambert
10/14/2025	Note	Case Comment	Nicole Vega	COE attached and placed in SM mailbox. Nicole Vega
10/17/2025	Note	Case Comment	Shamika Babers	ATTORNEY MAILING INFORMATION: Richard Taylor McKendrick McKendrick Law 206 Easton Dr Lakeland, FL 33803-2936 Office: 863-688-3000 Fax: 863-680-2641 Email: mckendricklaw@gmail.com
10/20/2025	Note	Case Comment	Shamika Babers	ATTACHED FIRST OFFENSE ORDER. MAILED TO RESPONDENT ON 10/17/2025 - SHAMIKA BABERS
11/03/2025	Note	Case Comment	Code Temp	Mary Ann Motola@407-414-5651 called into the office to speak with investigator Lambert. I advised that Mr. Lambert was not in the office. She wanted to leave a message. Email has been sent to Investigator--Jvaughn
11/04/2025	Continue	Hearing Stage	David Lambert	
11/04/2025	Note	Case Comment	David Lambert	SM Hearing 10/16/2025: The SM agreed to continue the case until the 11/13/2025 SM Hearing. – David Lambert
11/04/2025	Note	Case Comment	David Lambert	Phone Call Received 11/03/2025: Mary Ann called requesting a meeting with Code Enforcement and Land Development. - David Lambert
11/10/2025	Note	Case Comment	David Lambert	Meeting with property owner and her assistant 11/06/2025: Met with property owner Stephanie, her assistant Ana, Eric from Land Development, Supervisor Tonja Long, and county attorney Randal reference the steps to become compliant. Eric shared the process with her should the magistrate rule in the county's behalf. - David Lambert

11/10/2025	Note	Case Comment	David Lambert	Meeting with Randal and Tonya Long 11/10/2025: Had a meeting reference a request to continue the case for 30 days due to the property managers illness. It was decided the case would be continued this last time. - David Lambert
11/10/2025	Note	Case Comment	David Lambert	Phone Call Made 11/10/2025: Notified Mr. Everett and Mr. Bozeman (Complainants) reference the magistrate case being continued. - David Lambert
11/19/2025	Note	Case Comment	Shamika Babers	ATTACHED FIRST OFFENSE ORDER. MAILED TO RESPONDENT ON 11/13/25 - SHAMIKA BABERS
12/03/2025	Note	Case Comment	David Lambert	Meeting with Sarah Case from Next Level Planning & Permitting. She was requesting a copy of the site plan for this property. She was aware of the public records request but stated she didn't have time as deadline is tomorrow for application. Supervisor Tonya Long printed the site plan for her. - David Lambert
12/19/2025	Note	Case Comment	Shamika Babers	ATTACHED FIRST OFFENSE ORDER. MAILED TO RESPONDENT ON 12/18/25 - SHAMIKA BABERS
12/22/2025	Continue	Hearing Stage	David Lambert	
12/22/2025	Note	Case Comment	David Lambert	SM Hearing 12/18/2025: The SM agreed to continue the case until the 04/16/2026 SM Hearing - David Lambert

02/20/2026	Note	Case Comment	David Lambert	<p>On 02/18/2026, I attended a walk-through of this property with members of Land Development, Code Enforcement Supervision, the property owner and several board members of Crossed Paws Pet rescue. The following members were present:</p> <ol style="list-style-type: none"> <li>1. Stephanie Bodillo - Owner</li> <li>2. Board members, Mary Ann, Peter Golotko, Erin Golotko</li> <li>3. Sarah Case</li> <li>4. Jessica Phillips - Code Enforcement Supervisor</li> <li>5. Myself</li> <li>6. Land Development Members - Kyle, Andrew, Chondra, Iglena</li> </ol> <p>I observed another wooden fence has been constructed around the dog kennels further securing them on property. We were given access to the inside of one of three buildings used for storing dogs. Inside the building I observed 5 x 5 pens with approximately 27 dogs. We were told all three buildings are the same. With that being said approximately 90 dogs are on site. Each pen was labeled with a sheet of paper identifying each dog by name and tag number. A strong smell of ammonia was smelled inside the building.</p> <p>On this date, I did not observe a strong odor of feces or urine outside of the structure, but I have observed that in the past. I also did not observe any dogs barking until we physically went inside the building. I have also witnessed this in the past as well.</p> <p>During our visit one of the board members inquired if the violation would go away if the property was put in Stephanie's name instead of the Rescues name. They were told that would have to be researched.</p> <p>Inspection photos 02/18/2026 uploaded. - David Lambert</p>
02/20/2026	Note	Case Comment	David Lambert	2/20/2026. InspectionResult: Monitoring. Inspection Result Comment: No comments
04/09/2026	Magistrate Hearing	Prehearing Re-Inspection	David Lambert	Inspection result: Violation Remains
04/09/2026	Note	Case Comment	David Lambert	During the April Polk County Planning Commission meeting, this property's request for LDC review was continued until the June Planning Commission Meeting. I will be requesting this case be continued until July for codes case. - David Lambert
04/09/2026	Note	Case Comment	David Lambert	On 04/06/2026, I conducted a pre-hearing inspection, I observed the violation remains. as per the last comment I will be requesting this case be continued until July hearing. Inspection photos 04/06/2026 uploaded. - David Lambert
04/09/2026	Note	Case Comment	David Lambert	4/9/2026. InspectionResult: Violation Remains. Inspection Result Comment: No comments
04/09/2026	Note	Case Comment	David Lambert	4/9/2026, Inspection Prehearing Reinspection, Scheduled on 6/30/2026

**Follow-up**

**INVESTIGATION:**


# CMA-2025-1417 - Codes

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<input type="checkbox"/> <a href="#">Task</a>	<a href="#">Status</a>	<a href="#">Status Date</a>	<a href="#">Action By</a>	<a href="#">Record Date/Time</a>	<a href="#">Start Date/Time</a>	<a href="#">End Date/Time</a>	<a href="#">Hours Spent</a>	<a href="#">Billable</a>	<a href="#">OverTime</a>	<a href="#">Comments</a>	<a href="#">Time Tracking Start Date</a>	<a href="#">Est. C</a>
<input type="checkbox"/> <a href="#">Prehearing Re-Inspection</a>	Magistrate Hearing	04/09/2026	David Lam...	04/09/2026 12:03:34			0.0			Inspectio...		
<input type="checkbox"/> <a href="#">Hearing Stage</a>	Continue	12/22/2025	David Lam...	12/22/2025 08:46:02			0.0	No	No			
<input type="checkbox"/> <a href="#">Hearing Stage</a>	Continue	11/04/2025	David Lam...	11/04/2025 09:13:43			0.0	No	No			
<input type="checkbox"/> <a href="#">Prehearing Re-Inspection</a>	Magistrate Hearing	09/24/2025	David Lam...	09/24/2025 11:38:20			0.0			Inspectio...		
<input type="checkbox"/> <a href="#">File Processing</a>	Complete	09/04/2025	Nicole Vega	09/04/2025 16:43:18			0.0	No	No			
<input type="checkbox"/> <a href="#">File Processing</a>	Notes	08/28/2025	David Lam...	08/28/2025 09:47:52			0.0	No	No			
<input type="checkbox"/> <a href="#">Re-Inspection</a>	In Violation	08/28/2025	David Lam...	08/28/2025 09:47:35			0.0			Inspectio...		
<input type="checkbox"/> <a href="#">Post Property</a>	Posted	08/01/2025	David Lam...	08/01/2025 09:51:33			0.0	No	No	Inspectio...		
<input type="checkbox"/> <a href="#">Notice of Violation</a>	Mailed	07/31/2025	Nicole Vega	07/30/2025 12:15:51			0.0	No	No			
<input type="checkbox"/> <a href="#">Post Property</a>	Notes	07/24/2025	David Lam...	07/24/2025 15:19:37			0.0	No	No			