

CASE FIELD REPORT
Polk County/ Code Enforcement

Assigned to:Lambert, David

CMA-2025-1417

Continued

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

Entry Date	Status	Type	Officer	Note/Activity
07/24/2025	Continued	Case Generated	David Lambert	
07/24/2025	Notes	Notice of Violation	David Lambert	
07/24/2025	Notes	Notice of Violation	David Lambert	
07/24/2025	Notes	Post Property	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"> 1. 106 Margaret St in Auburndale, Florida 2. 2720 Havendale Blvd. Winter Haven, Florida <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	In Violation	Re-Inspection	David Lambert	Inspection result: Violation Remains
08/28/2025	Notes	File Processing	David Lambert	

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"> 1. Stephanie Bodillo - Owner 2. Board members, Mary Ann, Peter Golotko, Erin Golotko 3. Sarah Case 4. Jessica Phillips - Code Enforcement Supervisor 5. Myself 6. Land Development Members - Kyle, Andrew, Chondra, Iglena <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
04/21/2026	Note	Case Comment	Shamika Babers	ATTACHED FIRST OFFENSE ORDER. MAILED TO RESPONDENT ON 4/16/26 - SHAMIKA BABERS
04/22/2026	Continue	Hearing Stage	David Lambert	

04/22/2026	Note	Case Comment	William Smith	SM Hearing on April 16, 2026: The SM agreed to continue the case until the July 16, 2026 SM Hearing. – David Lambert
04/22/2026	Note	Case Comment	William Smith	4/22/2026. Workflow Task: Hearing Stage. Result Comment: No comments

Follow-up

INVESTIGATION:
