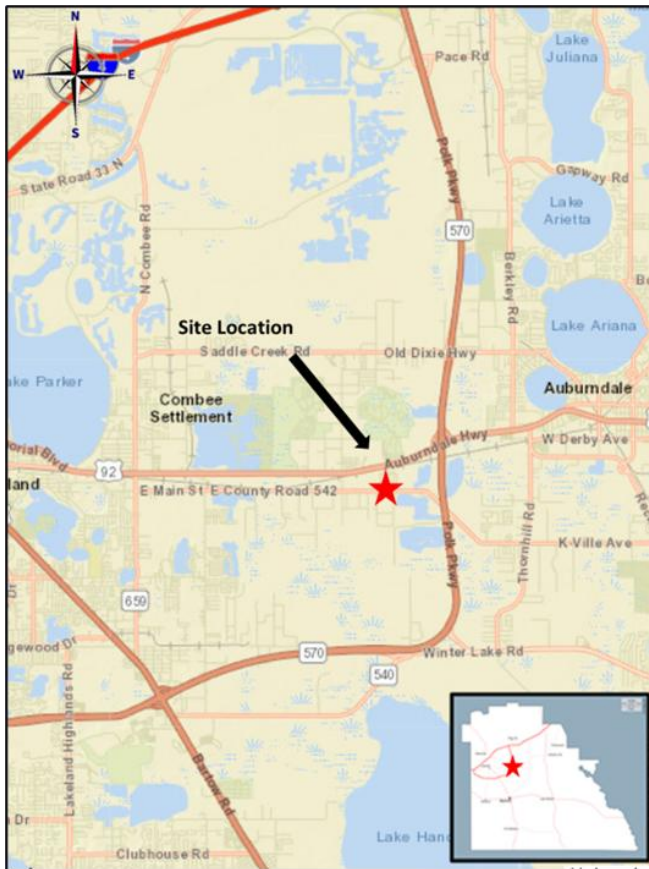


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	January 8, 2026
Planning Commission Date:	June 3, 2026
BoCC Dates:	N/A
Applicant:	Sarah Case
Level of Review:	Level 3 Review, Conditional Use
Case Number and Name:	LDCU-2025-35 Crossed Paws Rescue CU
Request:	The applicant is requesting Conditional Use (CU) approval to allow a Kennels and Boarding use on approximately 4.63 acres.
Location:	North of K Ville Ave, south of Hwy 92 W, west of the city of Auburndale in Section 18, Township 28, Range 25.
Property Owner:	Crossed Paws Pet Rescue Inc
Parcel Size:	252818-347000-003500 (+/- 4.63 acres)
Development Area/Overlays:	Residential Suburban Area (SDA)
Future Land Use:	Residential Suburban (RS)
Nearest Municipality	Auburndale
DRC Recommendation:	Denial
Planning Commission Vote:	Pending

Location



2023 Aerial



Summary of Analysis:

LDCU-2025-35 is a Conditional Use (CU) request to allow a Kennels and Boarding use on approximately 4.63 acres. A pet rescue operation has been established at the site. Based on site inspections and case records, multiple animals are being housed on the property in three 30 x 40 sheds associated with the rescue operation. The subject property is located within a Residential Suburban (RS) land use district intended for residential uses of 1 du/5ac. This use is not listed as a permitted use within the applicable zoning district without a Level 3 conditional use approval. The use is operating without County approval and has a citizen complaint codes case (CMA-2025-1417). The property owner is pursuing the case to bring the use into compliance with local regulations. The building being used for kennels do not meet the required 50-foot setback from residential. The presence of the rescue has resulted in observable increases in on-site activity, including regular animal-related noise and frequent visits associated with the operation, according to Code Enforcement.

The codes case was created March 17, 2025. A Code Enforcement inspection of the property found an older residential structure, two newer accessory structures, and a concrete slab behind them. No active animal rescue operations were observed during the initial visit on March 18, 2025, though a neighbor reported upcoming rescue events. Permit records confirmed active permits for the rear buildings, and online searches identified Crossed Paws Pet Rescue advertising the property as a new facility. During a follow-up codes inspection on July 15, 2025, staff observed multiple buildings with attached outdoor kennels at the rear of the property and heard continuous barking coming from inside the buildings. The buildings do not meet the 50-foot setback.

From a land use perspective, Residential Suburban districts are generally intended to accommodate low-intensity residential uses, where activity levels, noise, and traffic are consistent with single-family or comparable residential development. An animal rescue operation may introduce impacts that exceed typical residential conditions, including increased vehicle trips associated with staff, volunteers, and animal intake activities, as well as potential noise related to animal care and handling. These impacts affect surrounding residential properties.

Animal rescues are typically found in heavy commercial land use districts within the County, where sufficient space is available to address compatibility concerns. Polk County Bully Project, SPCA Florida, and Humane Society of Polk County are all within Business Park Center (BPC-2) land use districts.

In contrast, kennels, boarding, and breeding within the Residential Suburban (RS) district require a case-by-case evaluation to address compatibility concerns. The only category that permits kennels, boarding, and breeding by right is Agricultural/Rural Residential (A/RR), which is generally intended for larger parcels of at least five acres to help mitigate potential impacts. They are not allowed in any other residential category.

Section 303 requires kennels to have a minimum square footage of one acre for the site and to be 50 feet away from property lines. Currently, the kennels are located towards the front of the property in close proximity to the neighboring homes. The applicant has built an 8-foot fence and has proposed new kennels to the rear of the property that meet the 50-foot compatibility buffer. This is a minimum standard and not necessarily prescriptive with C3 uses. The existing sheds will be used for storage according to the applicant. Staff cannot prove that this will reduce the impacts to surrounding residential properties. Relocating operations toward the rear of the parcel could still

create impacts severe enough that neighboring owners can no longer reasonably use or enjoy their property as they previously could, given the narrow width of the subject property.

Florida law and County Code do not set a limit on the number of dogs a person can own. When the number of animals becomes excessive, then the activity functions in a manner consistent with commercial use. Florida law differentiates between private pet ownership and animal-related operations involving dogs, such as boarding, breeding, or sheltering, primarily through regulations addressing health standards, liability, and operational requirements. Individual pet ownership is governed by liability provisions (§ 767.01), whereas commercial or higher-intensity animal uses are subject to health standards (§ 828.29) and licensing requirements. The applicant has not stated a commitment to any persons residing on site. This request is a non-residential use.

Part of the review is to ensure compatibility with surrounding uses. Given the shape of the property and operation of the kennel relative to surrounding uses, Staff finds this use incompatible and recommends denial.

Findings of Fact

- *LDCU-2025-35 is a Conditional Use request to allow a Kennels and Boarding use on approximately 4.63 acres on Parcel No. 252818-347000-003500 (+/- 4.63 acres) within a Residential Suburban (RS) land use district in the Suburban Development Area (SDA).*
- *CMA-2025-1417 is a codes case for an operation of a kennel in a RS Land Use District, which requires a Level C3 review from Polk County Planning Commission.*
- *BR-2025-296, BR-2025-297, and BR-2025-298 were Residential Accessory Permits for detached 30X40 Metal Garages with new concrete and no electric.*
- *LDC Section 209 does not limit the number of accessory structures a property can have.*
- *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.*

- *The site is within the Suburban Development Area (SDA). According to SECTION 2.106-A1 of the Comprehensive Plan, “SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.”*
- *The purpose of the Residential Suburban (RS) land use 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.*
- *“Kennels, Boarding and Breeding” is a “C3” use, according to Table 2.1 of the LDC.*
- *The subject site is served by well and septic.*
- *The subject property is not located within an Airport Impact Zone.*
- *The soil types for the site are Pomona fine sand and Pomona-Urban land complex.*
- *Direct ingress/egress to the development is proposed from K-Ville Avenue. K-Ville Avenue is listed as a Rural Major Collector (RMC) in Polk County’s Road Inventory.*
- *There are no sidewalks fronting the subject site.*
- *Fire and ambulance response is from Fire Station 39, located at 3325 E Main St, Lakeland.*
- *Sheriff’s response to the site is served by the North Central District, located at 3635 Ave. G NW, Winter Haven. The response times for April 2026 were: P1-10:03 minutes, P2-30:05 minutes.*
- *The zoned schools for the site are Clarence Boswell Elementary, Jere L. Stambaugh Middle, and Tenoroc High.*
- *The nearest regional Park is Saddle Creek Park 3.4 miles northwest of the site.*
- *The environmental land that is closest to the subject site is Saddle Creek Park.*
- *The site does contain flood zone A in the center of the parcel.*
- *The site is not within a well-field protection district.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*

- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *The site is not located within the Polk Green Potential Network Connections District.*
- *The closest mass transit stop is Citrus Connection Purple Line LAK/WH, approximately 0.2 miles west of the site.*
- *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT; SECTION 2.106 SUBURBAN DEVELOPMENT AREAS (SDA); and OBJECTIVE 2.120-A: RESIDENTIAL SUBURBAN of the Comprehensive Plan.*
- *This request has been reviewed for consistency with Section 303 and 906 of the LDC.*

RECOMMENDATION OF DENIAL

Based upon the findings of fact, the Development Review Committee recommends DENIAL of LDCU-2025-35.

GENERAL NOTES

- NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*
- NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.*
- NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*
- NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.*
- NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

<p>Northwest: Residential Suburban (RS) Kossuthville Subdivision Lot 34F Single family home</p>	<p>North: Commercial Enclave (CE) Kossuthville Subdivision Lot 40F Vacant</p>	<p>Northeast: Residential Suburban (RS) Kossuthville Subdivision Lot 36F Single family homes</p>
<p>West: Residential Suburban (RS) Kossuthville Subdivision Lot 34F Single family home</p>	<p>Subject Property: Residential Suburban (RS) Kossuthville Subdivision Lot 35F Crossed Paws Pet Rescue</p>	<p>East: Residential Suburban (RS) Kossuthville Subdivision Lot 36F Single family homes</p>
<p>Southwest: City of Auburndale Pasture</p>	<p>South: City of Auburndale Pasture</p>	<p>Southeast: City of Auburndale Pasture</p>

Source: Polk County Geographical Information System and site visit by County staff

The adjacent lots are within Residential Suburban land use districts and are occupied with site-built single-family homes. BR-2025-296, BR-2025-297, and BR-2025-298 were Residential Accessory Permits for detached 30X40 Metal Garages with new concrete and no electric. The codes case was created March 17, 2025, based on a citizen complaint. A Code Enforcement inspection of the property found an older residential structure, two newer rear structures, and a concrete slab behind them. No active animal rescue operations were observed during the initial visit on March 18, 2025, though a neighbor reported upcoming rescue events. Permit records confirmed active permits for the rear buildings, and online searches identified Crossed Paws Pet Rescue advertising the property as a new facility. During a follow-up codes inspection on July 15, 2025, staff observed multiple buildings with attached outdoor kennels at the rear of the property and heard continuous barking coming from inside the buildings.

Compatibility with the Surrounding Land Uses and Infrastructure:

A. Land Uses:

Comprehensive Plan POLICY 2.102-A2 states, “Land shall be developed so that adjacent uses are compatible with each other.” In terms of compatibility between uses, the details of the site plan in relation to the existing conditions of surrounding development make this project unfit at this location and is inconsistent with the above policy.

The LDC defines compatibility as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

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. The only category that permits kennels, boarding, and breeding by right is Agricultural/Rural Residential (A/RR), which is generally intended for larger parcels of at least five acres to help mitigate potential impacts. They are not allowed in any other residential category. In contrast, kennels, boarding, and breeding within the Residential Suburban (RS) district require a C3 review and are evaluated on a case-by-case basis to address compatibility concerns.

An animal rescue operation may introduce intensity and impacts that exceed typical residential conditions, including increased vehicle trips associated with staff, volunteers, and animal intake

activities, as well as potential noise related to animal care and handling. These impacts may affect surrounding single-family properties, particularly within established neighborhoods. Compatible sites include Polk County Bully Project, SPCA Florida, and Humane Society of Polk County within Business Park Center (BPC-2) land use districts.

The LDC requires all new structures shall be a minimum of 50 feet from any side or rear property boundary line. At a minimum, a visual buffer equal to a Type C buffer shall be provided between all new facilities and adjacent residential properties and public roads. The applicant has addressed this but the current kennel buildings will remain and be use for storage. All kennel sites shall be, at a minimum, 40,000 square feet (0.92 acres). Additionally, 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. These are the minimum standards across all land use districts that allow kennels, but not necessarily prescriptive to RS. Please see Exhibit 8 for the sheds in relation to the surrounding residential homes.

Crossed Paws Pet Rescue is a Florida Not For Profit Corporation, which is a state-registered business entity. It advertises its rescue and adoptions through social media. The subject property is 4.63 acres and 157' in width and 1282.5' in length. While similar to adjacent properties and the kennel can be setback, the County cannot regulate the number of dogs, whose noise and other external effects create disruption for neighbors. Overall, the use is not compatible at this location in relation to the surrounding residential property (See Exhibit 9).

B. Infrastructure:

The subject site is not within a service area and will rely on septic and well. The road that the property accesses, K-Ville Avenue, Rural Major Collectors, have available capacity. Mass transit is available nearby, and there is a stop nearby to the site. The closest mass transit is Citrus Connection Purple Line LAK/WH, with the closest stop at Payne Street approximately 0.2 miles west of the site. Public safety response times are normal for this part of the County. School capacity is not anticipated to be an issue with the site to develop with commercial use.

Nearest and Zoned Elementary, Middle, and High School

The property is zoned for Clarence Boswell Elementary, Jere L. Stambaugh Middle, and Tenoroc High. However, the applicant does not need to address School Board capacity for the anticipated project. The proposed use is not expected to have any impact on school concurrency as the use will not generate the need for children to attend school. Therefore, the proposed use is not likely to have any adverse impacts upon school operations.

Table 2

Name of School	Distance from subject site
Clarence Boswell Elementary	±1.2 miles driving distance
Jere L. Stambaugh Middle	±5.1 miles driving distance
Tenoroc High	±3.1 miles driving distance

Source: Polk County School Board

Nearest Sheriff, Fire, and EMS Station

Fire and EMS response to this project is from Polk County Fire Rescue Station 39, located at 3325 E Main St, Lakeland. The travel distance is approximately 3.1 miles from the site with an average response time of 7-9 minutes. This is a plus because fire rescue and emergency medical services are the most utilizes services of event facilities.

Sheriff's response to the site is served by the North Central District, located at 3635 Ave. G NW, Winter Haven. Response times for NC in April 2026 were: Priority 1 Calls – 10:03 and Priority 2 Calls – 30:05. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	North Central District (3635 Ave. G NW, Winter Haven)	±4.8 miles	Priority 1 – 10:03 Priority 2 – 30:05
Fire EMS	Station #39 (3325 E Main St, Lakeland)	±3.1 miles	7-9 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based on when the station receives the call, not from when the call is made to 911.*

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

The site will utilize well and septic as the site does not have access to water and wastewater lines.

B. Available Capacity:

Information is not available for capacity as water and wastewater are not available for this site.

C. Planned Improvements:

Staff is unaware of any improvements that will provide or alter services to this site.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT)- the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4-7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south). The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the

quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of ‘A’ to ‘F’ with LOS ‘A’ being the best (free-flow traffic) and LOS ‘F’ being the worst (severe traffic congestion). This project is not expected to have a significant influence on the capacity of the nearest relevant road links.

A. Estimated Demand:

The estimated demand for the parcel will vary with the proposed use.

B. Available Capacity:

The roads surrounding the subject site have sufficient PM Peak capacity available. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links.

Table 4 Roadway Link Concurrency

Link #	Road Name	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
4169E	CR 542 (K-VILLE AVE)	C	296	D	C
4169W	THORNHILL ROAD to SR 655 (RECKER HIGHWAY)		276		

Source: Polk County Transportation Planning Organization, 2025 Roadway Network Database

C. Roadway Conditions:

The condition of the roadways and the LOS change over time. The conditions are addressed when development accesses a road during the Level 2 Review.

D. Sidewalk Network:

There are no sidewalks fronting the subject site. The nearest sidewalk is located at Clarence Boswell Elementary.

E. Planned Improvements:

There are no plans for improvements in this area.

F. Mass Transit

The closest mass transit is Citrus Connection Purple Line LAK/WH. The closest stop is at Payne Street and K-Ville Ave approximately 0.2 miles west of the site.

Park Facilities and Environmental Lands:

The following analysis is based on public recreation facilities.

A. Location

The nearest park is the K Ville Community Center 0.2 miles west of the site, and the nearest regional park is Saddle Creek Park, 3.4 miles to the northwest of the subject site

B. Services

Saddle Creek is one of the largest parks in Central Florida. In addition to offering a campground there are also boat launch sites and pier fishing. The park includes a playground, picnic tables and picnic shelters, softball field, walking trails

C. Multi-use Trails

The closest hiking trail is in Tenoroc Public Use Area.

D. Environmental Lands

The closest environmental land to the site is the Tenoroc Public Use Area approximately 10 miles from the subject site.

E. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

The following environmental conditions apply to the subject site.

A. Surface Water:

There is no surface water on the subject site. The site’s elevation is relatively flat with an elevation of 122-124 throughout the site. There are no surface waters on the site.

B. Wetlands/Floodplains:

The subject site is located within a flood zone A and has no wetlands indicated.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 7 following this paragraph. According to the soil survey of Polk County, the site soils have limitations for septic tank absorption.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	% of Site (approximate)
Pomona fine sand	Severe: wetness	72.6%
Pomona-Urban land complex	Severe: wetness	27.4%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service, 1985

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the

specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

This site is not within any of the County's Wellhead Protection Districts.

G. Airports:

The site is not within any Airport Impact Zones.

Economic Factors:

The proximity of existing surrounding single-family homes and the narrowness of the parcel make this project incompatible with the surrounding area. 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. A non-residential animal rescue operation may introduce intensity and impacts that exceed typical residential conditions, including increased vehicle trips associated with staff, volunteers, and animal intake activities, as well as potential noise related to animal care and handling. These impacts may affect surrounding single-family properties, particularly within established neighborhoods.

Consistency with the Comprehensive Plan and Land Development Code:

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 7 in accordance with Section 906.D.7 of the Land Development Code.

Table 8

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>No, this request is inconsistent with the LDC, specifically Table 2.1 which permits this use upon completion of a Level 3 Review. These can be found in the Findings of Fact on Pages 2-5 of the staff report.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>No, this request is not consistent with the Comprehensive Plan.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>No, the request is not compatible with surrounding uses and the general character of the area. See Page 6 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 6-7 of the staff report</i>

Comments from other Agencies: None

Exhibits:

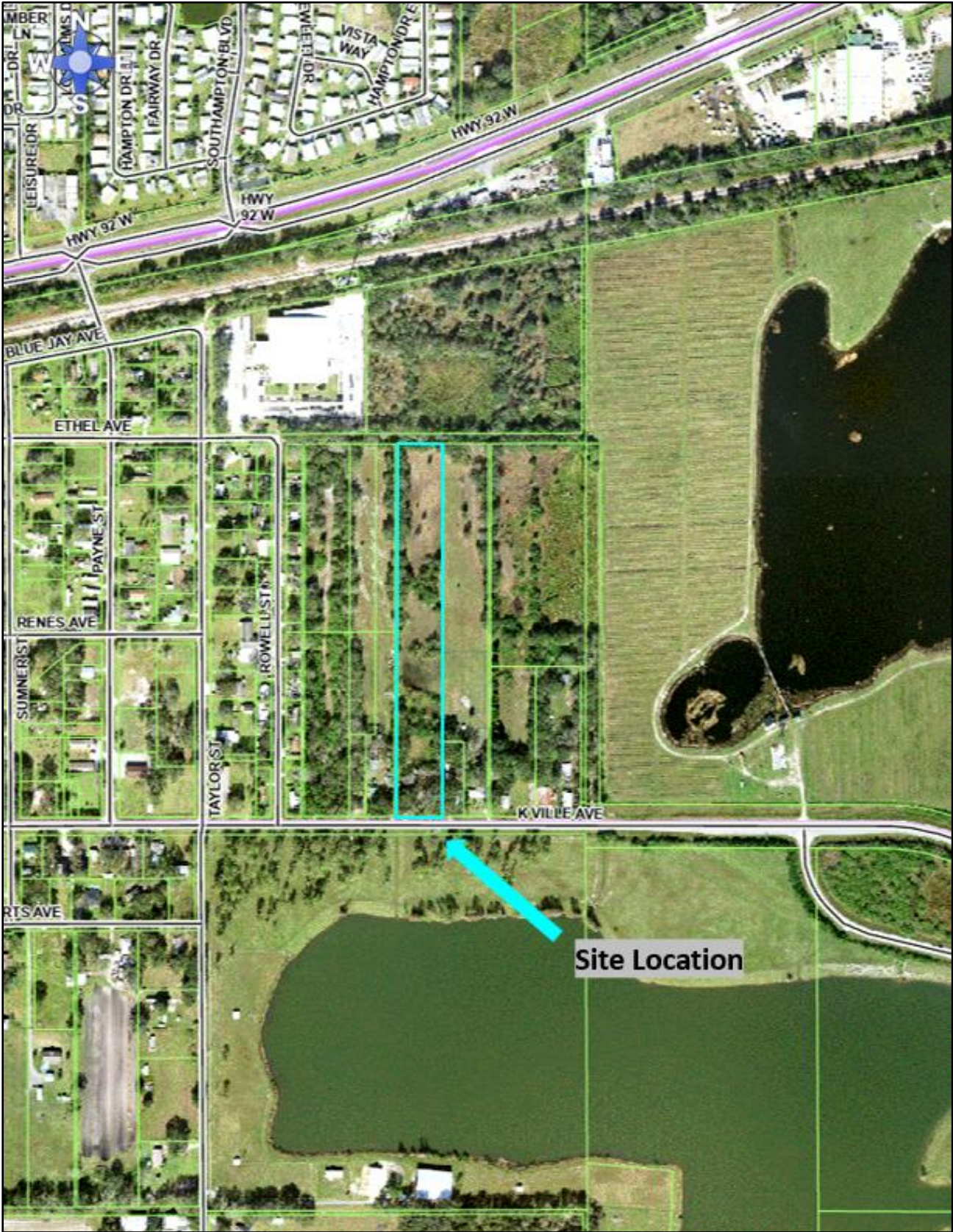
- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 Aerial Image (Context)
- Exhibit 4 Aerial Image (Close)
- Exhibit 5 Site Plan
- Exhibit 6 Google Earth Aerials
- Exhibit 7 Building permit site plan
- Exhibit 8 Distance to homes
- Exhibit 9 Kennel Locations



LOCATION MAP



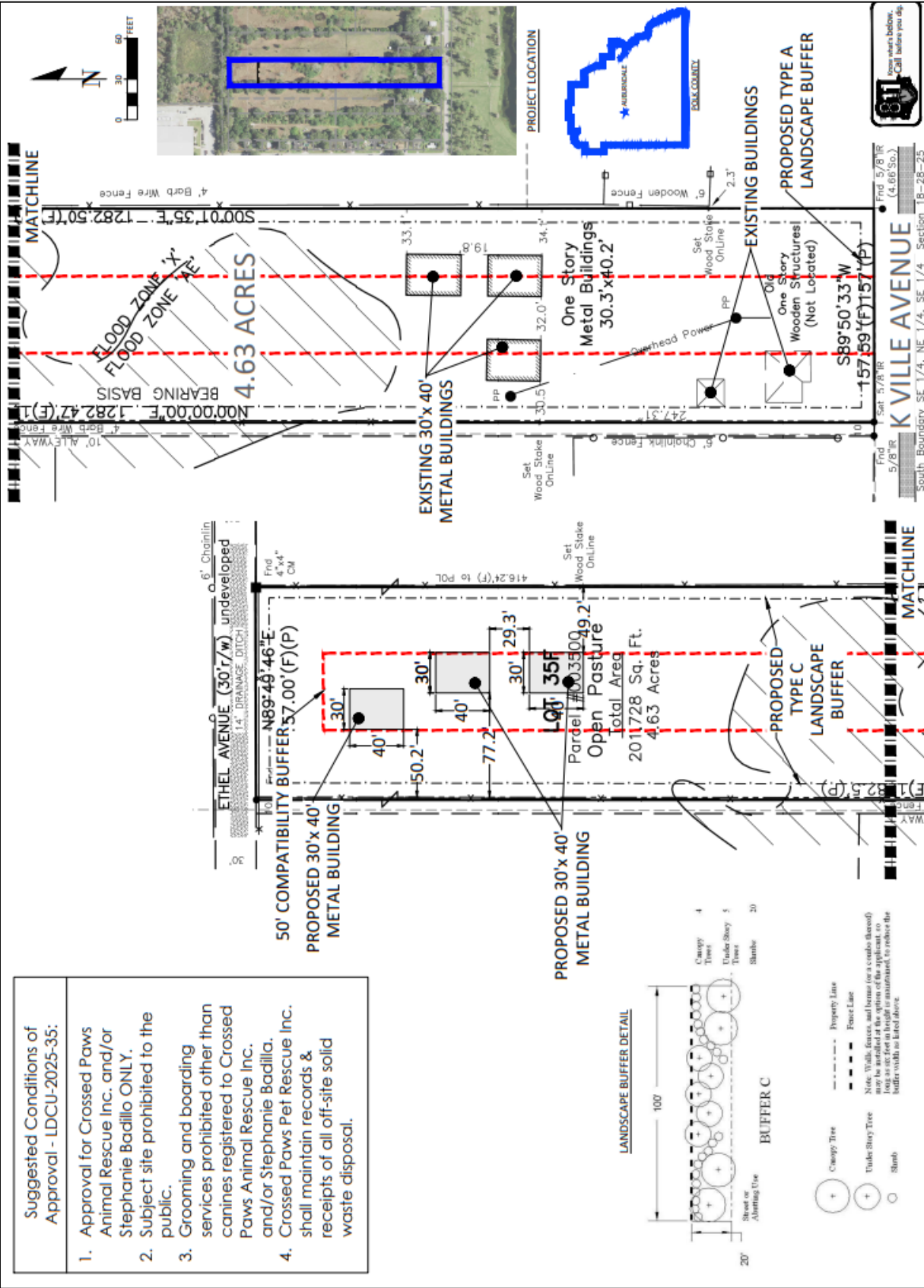
FUTURE LAND USE



2023 AERIAL PHOTO (Context)



2023 AERIAL PHOTO (Close-Up)

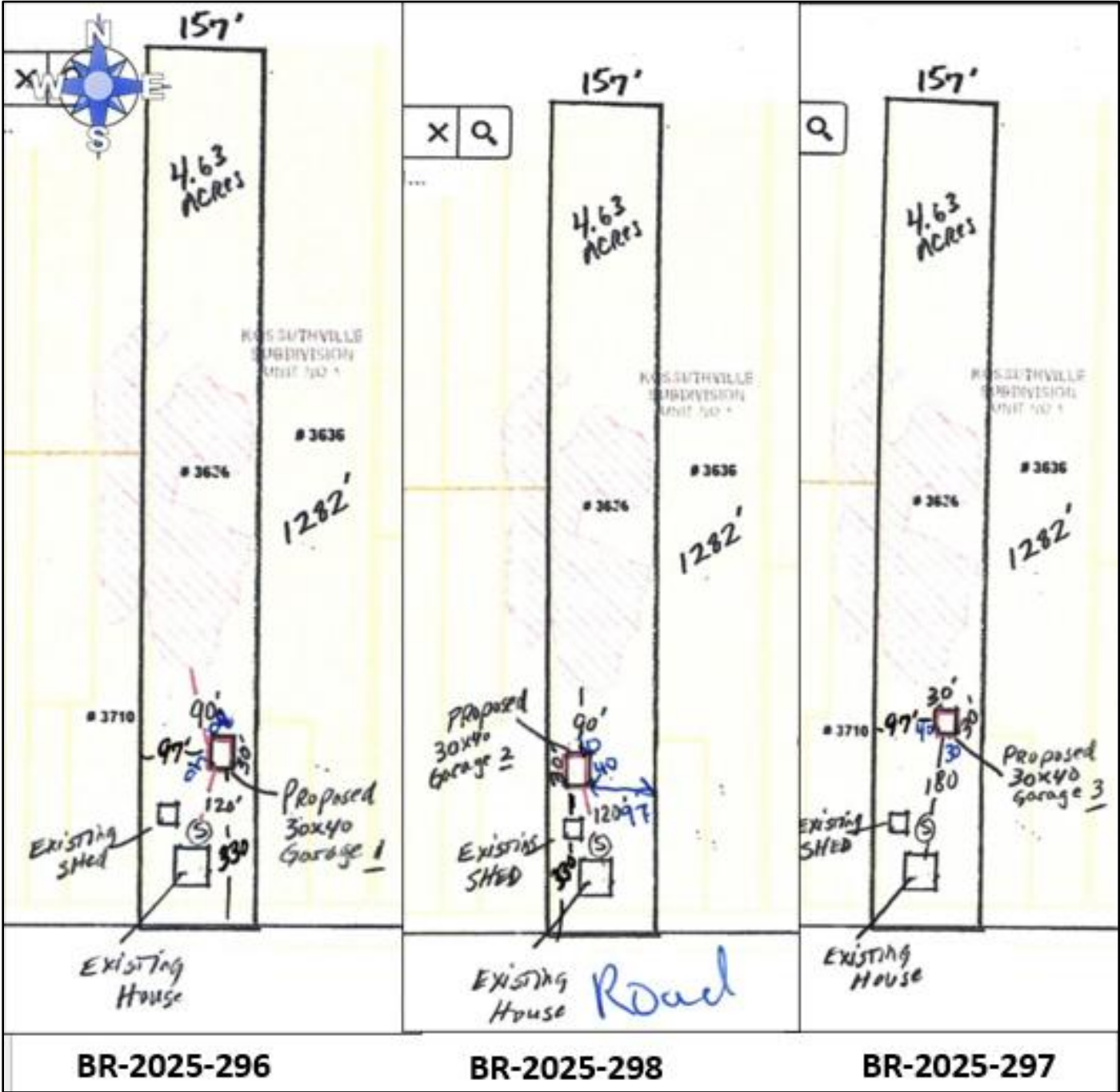


- Suggested Conditions of Approval - LDCU-2025-35:**
1. Approval for Crossed Paws Animal Rescue Inc. and/or Stephanie Badilla ONLY.
 2. Subject site prohibited to the public.
 3. Grooming and boarding services prohibited other than canines registered to Crossed Paws Animal Rescue Inc. and/or Stephanie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

SITE PLAN



GOOGLE EARTH AERIALS



BUILDING PERMIT SITE PLANS



EXISTING KENNEL DISTANCE TO HOMES



KENNEL LOCATIONS