

CASE FIELD REPORT
Polk County/ Code Enforcement

Assigned to:

CEC-2025-834

Violation Case Generated

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

APN# 252818347000003500

Custom Location Field

Land Use Code: RS

Custom Field

Service Rep:
Active Case: Yes
Hearing Date:
Correction Date:
Sent Via:
Date of this Notice:

Property Owner

Address

Phone:

Name: CROSSED PAWS PET RESCUE INC

106 MARGARET ST
AUBURNDALE, FL 33823

Entry Date	Status	Type	Officer	Note/Activity
03/17/2025	Assigned	Complaint	Code Temp	
03/17/2025	Note	Case Comment	Code Temp	CASE CREATED BY JAMILA VAUGHN
03/21/2025	In Process	Investigation	David Lambert	
03/21/2025	Note	Case Comment	David Lambert	<p>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>
03/28/2025	In Process	Investigation	David Lambert	

03/28/2025	Note	Case Comment	Bethany Porreca	<p>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>
03/28/2025	Note	Case Comment	David Lambert	<p>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>
03/31/2025	Note	Case Comment	David Lambert	<p>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>

04/04/2025	Note	Case Comment	Code Temp	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
04/14/2025	In Process	Investigation	David Lambert	
04/14/2025	Note	Case Comment	David Lambert	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
05/07/2025	In Process	Investigation	David Lambert	
05/07/2025	Note	Case Comment	David Lambert	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
05/12/2025	Note	Case Comment	Code Temp	Ronald Aranguren @ 4074888791 has questions concerning the complaint on the property.
07/07/2025	Note	Case Comment	Code Temp	P. Clay 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.
07/10/2025	Note	Case Comment	David Lambert	P. Clay 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
07/10/2025	Note	Case Comment	David Lambert	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. 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. I also offered another opportunity to come in and speak with my manager, she said she would schedule it. - David Lambert
07/14/2025	Note	Case Comment	Code Temp	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	In Violation	Investigation	David Lambert	

07/24/2025	Note	Case Comment	David Lambert	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	Violation Case Generated - David Lambert

Follow-up

INVESTIGATION:
