



CODE ENFORCEMENT BOARD MINUTES: WEDNESDAY, MARCH 4, 2020

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, March 4, 2020 in the Council Chamber of the Florence Government Center with Code Enforcement Board Chairman, Jim Johnson presiding.

CALL TO ORDER & ROLL CALL

Chairman Johnson called the meeting to order and requested a roll call. Present were the following four (4) Board members: Lance Howard, Rick Rowland, Bill Sharp, and Jim Johnson. Board Member David Spille was absent.

Also present: Hugh O. Skees, Attorney; Melissa Kramer, Assistant City Clerk; Jeremy Kleier, Code Enforcement Administrator; Mike Macaluso, Code Enforcement Officer; Brian DeCarlo, Code Enforcement Officer; Randy Childress, Fire Marshall; Kevin Duncan, Police Officer. In the audience: Nick Gregory, contesting; Attorney, Linda Novakov, contesting; Logan Latoski, contesting; Attorney, Greg McDowell, contesting; Robert Wells, contesting; Robert Hayeck, contesting; Donald Klein, contesting; Michael Lipps, contesting case; Alan Naylor, contesting; Victoria Mendez, contesting; Nephi Mendez, contesting.

APPROVAL OF MINUTES:

February 5, 2020

Chairman Johnson called for a motion to approve the minutes of the February 5, 2020 meeting of the Code Enforcement Board. Board Member Sharp noted a correction to the minutes on page three. Upon correction of the minutes, Board Member Sharp motioned to accept the corrected minutes with a second from Board Member Howard. **Motion carried by unanimous vote.**

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

CONTESTED CASE:

**Contested Case #2019-413-OC
4895 Houston Road**

**City of Florence vs. Nick Gregory
Multiple Citations**

Officer Macaluso presented the case as follows: Property located at 4895 Houston Road. On 6/26 sent letter for non-compliance with occupational license; 8/28 followed up with the finance department and no change, issued 1st citation; 1/2/2020, re-inspected with finance department and no change, issued 3rd citation. Three citations were issued between 6/26/19 and 1/2/2020; 1/31 received notification Mr. Gregory was in compliance and wanted to contest. 3 citations issued in the amount of \$500.00, no liens.

Nicholas Michael Gregory (Nick Gregory) appeared and stated he spoke with other team agents regarding the license. He is a team agent and does not have any sales. Was unaware he needed a license and unable to pay right away due his application. He is now in compliance. Mr. Gregory requested reduction or dismissal of the fines. Mr. Sharp motioned to dismiss the citations. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

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Contested Case #2019-117-ZG
15 New Uri Avenue
Contested by Attorney, Linda Novakov

City of Florence vs. JCNK Properties
Multiple Citations

Case had previously been ruled upon and needed to reopen. Board Member Rowland moved to reopen with a second from Board Member Sharp. **Motion carried by unanimous vote.**

Officer Macaluso presented the case as follows: Several complaints received from neighbors due to the property being rented out. Subpoenaed property owner at the July 3, 2019 Hearing and the property owner was unaware of the issue. Case was continued to allow property owner time to evict the tenant. Property owner did not appear at the September 4, 2019 hearing and violations were upheld. Property is currently in compliance.

Attorney Linda Novakov appeared on behalf of JCNK Properties. Property is a rental and her client was unaware the previous tenants were renting rooms. Previous tenants have been evicted. The property is currently rented to a husband and wife, long term with a lease option. Ms. Novakov requested the liens be released against the property. Mr. Sharp motioned to dismiss the liens with the exception of the city expense in the amount of \$413.00. Mr. Rowland followed with a second. **Motion carried by unanimous vote.**

Contested Case #2019-408-OC
4895 Houston Road

City of Florence vs. Erma Schadler
Multiple Citations

Erma Schadler did not attend the meeting. Officer Macaluso requested continuance for an additional month to get in contact with Ms. Schadler. Mr. Howard motioned to continue the case 30 days to the April hearing. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case #2020-38-PM
2 Wallace Avenue
Contested by Logan Latoski

City of Florence vs. Mary Warford
Citation #BD-2020-14

Officer DeCarlo presented the case as follows: Received a complaint regarding an unlicensed vehicle and trash/debris on the property. 1/7 observed disabled truck in driveway and trash/debris in the back of the truck and along the right side of the property; 1/8 sent a letter; 1/17 no change; 1/20 inspected property and truck was repaired, trash and debris remained; 1/27 issued 1st citation for trash/debris; 1/23 received a message from Logan. He had not received any prior notification of the violations. Explained the options of contesting the citation and coming into compliance. On 2/4, trash/debris was removed; 3/3 property is still in compliance.

Logan Latoski appeared and stated he did have some trash/debris. He is the resident at the property and was unaware of the citation. Mary Warford owns the property but does not live there. Once he received the citation, he came into compliance. Mr. Latoski requested reduction or dismissal of the fines. Mr. Rowland motioned to dismiss the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case #2020-88-OC
21 Spruce Drive
Contested by Robert Wells

City of Florence vs. Northern
Kentucky Inspection Incorp.
Citation #MM-2020-113

Officer Macaluso presented the case as follows: Property located at 21 Spruce Drive; presented an email pertaining to the case; 12/5 received complaint a business was being operated in a residential 2 zone with commercial equipment blocking the street; inspected the property and observed a concrete truck pouring a driveway and sign painted on the building "NKI"; sent letter for operating a business in the area and the sign; 12/16 called Todd Morgan with the Boone County Planning Commission and was updated on the property. Mr. Morgan had been in contact with Mr. Wells. Mr. Wells would only be able to use the facility for storage, dropping off and picking up items, not operating a business; 1/19 received complaint from neighbor with regard to the business operating all hours of the night; 1/21 inspected the property and observed several commercial trucks and sign remained; one of the complaints received was a downspout in disrepair on the property, inspected the downspout and in compliance; 2/4 inspected the property and observed a commercial truck and people coming in

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and out of the main door. Believed they were operating a business and proceeded with issuing a citation for operating a commercial business within a residential zone. Issued a citation for the sign on the building. While observing the building, it appeared three employees were loading ladders on a truck and a caulking gun. Received notification on 2/5, Mr. Wells would contest the citation.

Robert Wells and Attorney, Greg McDowell, appeared on behalf of Mr. Wells. Mr. Wells did not believe he was doing anything wrong. He uses the building for storage. He is currently rehabbing the building and started with the outside. Since the outside is finished, he is now working on the inside. Trying to repair and make the building nice for storage. He had photos of the building before and after. The gentlemen he bought the building from still has items inside the building. The white trailer stored at the building is currently being used for materials to build shelves inside. Mr. Wells believed all was okay while he was cleaning up the outside. Now rehabbing the interior and having issues. Mr. Wells operates a business as a house inspector and pest control. The pest control business is operated out of 71 Cavalier Blvd., Pest Guard Pest Control. Does a lot of business out of his truck, not in an office.

Officer Macaluso noted the occupational license has an address of 1408 N. Main Street, Williamstown, Kentucky. Mr. Wells stated his pest control business is operated at Cavalier and rents space at the Cavalier location.

Chairman Johnson inquired if the Board Members had any questions. Chairman Johnson inquired from Mr. Wells for any further comments. No response received. Therefore, Chairman Johnson called the Witness, Denny Pope.

Witness, Denny Pope, stated he spoke to Officer Macaluso regarding the business. Mr. Pope was concerned regarding the traffic occurring at all hours of the day and night. Mr. Pope had photos from December through February. Trucks are parking on the street and the past Sunday, police were called due to one of the service trucks parked the wrong way. Mr. Pope also has photos of the building occupants moving items, late at night, seven days a week. The business is advertised on the internet as 21 Spruce Drive, 24/7 service, NKL. Mr. Pope has witnessed service trucks, private contractors and pickup trucks coming in and out of the building all day long. Mr. Pope stated the trailer is being used for storage and has also observed two dollies. He observed a gas powered machine running a few months ago while the garage door was open. Mr. Pope states it is a business. When he first observed the building, he thought they were sprucing it up. Had no idea a business would be operated out of the building. Mr. Pope appeared to represent all of the neighbors which have expressed concern.

Attorney Greg Dowell questioned Mr. Pope:

Attorney Dowell: Have you ever been inside the premises and observed any activity inside the premises?

Witness Pope: No, I have not been inside.

Attorney Dowell: Are you aware of the letter Todd Morgan sent to Officer Mike? Have you seen any correspondence from Todd Morgan with the BCPC?

Witness Pope: No, I have not.

Attorney Dowell: Are you aware Mr. Morgan shared with this Code Enforcement Board the property was to be used for nonconforming storage purposes? Are you aware?

Witness Pope: Michael mentioned it to me.

Attorney Dowell: With regard to activity, my client has just explained that they were rehabbing that building? Answer yes or no.

Witness Pope: I heard that.

Attorney Dowell: Now would you agree that the building is in much better condition today than when my client purchased.

Witness Pope: I would disagree.

Attorney Dowell: I am going to show you pictures of before and after. You would disagree that the building looks better?

Witness Pope: I would disagree. The concrete driveway looks better.

Attorney Dowell: Has a new roof, does it not?

Witness Pope: Yes.

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Attorney Dowell: Has been painted throughout, correct?
Witness Pope: It's been painted.
Attorney Dowell: You can see the windows were originally boarded up and now you can see that has block windows. So we can agree that the last several months there has been improvement.
Witness Pope: I disagree.
Attorney Dowell: Have you ever been inside building? Mr. Wells just told this Board he was remodeling because of the condition inside. You do not have any personal knowledge to dispute this?
Witness Pope: No.

Board Member Howard questioned Officer Macaluso with regard to a Florence Occupational License for NKI. Officer Macaluso stated there is a license and reviewing due to the location marked as various.

Board Member Howard questioned Mr. Wells with regard to a home inspector, what materials needed to be stored inside the building? Mr. Wells stated he stored his motorcycle, cables, ladders, and generators, whatever he wants. Mr. Wells has no employees.

Board Member Howard questioned Mr. Wells with regard to people coming in and out of the building. Mr. Wells stated he is unable to control and has no one else other than the people working on the building.

Board Member Howard questioned how much longer Mr. Wells needed to finish the rehab of the building. Mr. Wells was unsure of how much more time.

Officer Macaluso confirmed NKI pays payroll. Mr. Wells denied having employees. Board Member Rowland noted the payroll was possibly for Mr. Wells. Mr. Wells stated he is the president of the company and pays payroll for himself, he writes himself a check once a month.

Mr. Wells is requesting dismissal of the \$100.00 fine. Mr. Wells did not believe he had done anything wrong. Chairman Johnson questioned Mr. Wells with regard to the sign. Mr. Wells stated he painted the sign as a notification for people dropping off material.

Officer Macaluso stated the property is residential two, single family dwelling, and is considered pre-existing nonconforming for a storage facility. Prior to NKI, a nursery was at the building.

Officer Macaluso had evidence that proved a business is operating at the location including the testimony of Mr. Pope and research he performed. When the citations were issued, a man had been there working since December. Warning letter was sent on 12/5, no response and issued citation on 2/4/2020. Mr. Wells stated he did not get the mail and only received the citation after it was hand delivered by someone working on the shelves at the building. Mr. Wells stated he has no employees at the location other than himself.

Chairman Johnson questioned with regard to completion of the work. Mr. Wells requested more than 30 days continuance. The prior owner had 37 days left to remove remaining items as part of the lease agreement. Mr. Wells requested 90 days to come into compliance. Officer Macaluso requested the sign be removed and scaffolding be removed from the property during the 90 days. Mr. Wells stated the scaffolding had already been removed and he would have the sign removed. Mr. Wells also agreed to control the trucks coming and going on the property. Attorney McDowell stated there was a sign on the building previously and discussed a change of face application with Mr. Morgan at BCPC. Attorney McDowell requested the allowance to look into having the sign changed and 90 days to have the sign changed or removed. Officer Macaluso spoke with Mr. Morgan and no sign was on the building and would not be approved due to residential. Photograph revealed no sign on the building in April of 2019. Officer Macaluso directed Mr. Wells and Attorney McDowell to the county for the sign. Mr. Howard motioned to continue the case 90 days to the June hearing to allow Mr. Wells time to come into compliance with the sign, traffic, and scaffolding. Mr. Rowland followed with a second. Chairman Johnson requested a Roll Call Vote. The Board approved 4-0, motion carried. **Motion carried by unanimous vote.**

**Contested Case # 2020-3-ZG
46/48 Surrey Court
Contested by Robert Hayeck**

**City of Florence vs Julie Ann Eckler(Rash)
Citation #BD-2020-03**

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Officer DeCarlo presented the case as follows: 12/20 observed trailer on the grass behind the shed; 1/3/20 sent letter; 1/14, same; 1/15 issued 1st citation for trailer stored on the grass. Received a call from the tenant Bob and indicated he tried to move the trailer, however the grass was too wet. Bob did not want to ruin the yard and notified he would contest citation; 2/3 received a call from the property owner, Julie Rash, regarding the violation and contesting the citation; 2/5 trailer was removed; 3/3 trailer is at the residence, however in compliance and stored properly.

Robert Hayeck appeared and the trailer was stored on the grass for five years. He was told by the previous code officer, Dale Jesenky, he could store the trailer on the grass behind the property. When he received the letter, he thought Dale would take care of the citation. He did not realize Dale was no longer employed with the city. He was unable to move the trailer when he first received the citation due to the grass being too wet. As soon as the grass dried enough, he moved the trailer on to the side on the concrete. Mr. Hayeck requested dismissal of the fines. Chairman Johnson present but not voting. Mr. Howard motioned to dismiss the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2020-86-PM 18 Girard Street

City of Florence vs Donald Klein Multiple Citations

Officer Macaluso presented the case as follows: Dale Jesenky was the prior code officer and noticed on 11/29/18 the rear dormer of the house had started to collapse into the building. 12/5, sent letter; phone calls exchanged regarding possible demolition of the house. On 4/4/19, Officer Macaluso took over the case. Inspected the property and no change. Noticed a large amount of trash/debris in the area. Able to speak to Mr. Klein and he thought about demoing the property. Received an email regarding contractors and saving money. On 9/3, he and Mr. Kleier went to the property. The rear of the house had collapsed into basement. Demo order letter was sent. 9/25, received confirmation from Duke Energy for disconnect for house electric/gas, also received notification water was terminated. 10/4, house was down and garage remained. 12/16, inspected the property, house and garage were gone, trees/shrub in the rear of the property, and a portion of the foundation remained. 1/7/2020 re-inspected the property and was unable to get in touch with Mr. Klein. Due to the nature of the property and being a safety issue, cited the property; 2/3 no change, issued 2nd citation and contacted contractors to clean the property. Property adjacent called and was worried with spring coming and rodents. Therefore had contractor remove the debris; 2/14 received notification Mr. Klein would like to contest; received an email from Mr. Klein this week and he does have a contractor coming to complete the work; 2 citations issued, \$400.00 in fines, no liens, and city expenses of \$378.88 to have contractor come in and remove debris.

Donald Klein appeared and stated Officer Macaluso was correct and he has had a hard few years. His wife has been in the hospital a few times and he lost his mother-in-law in April of last year. The house was demolished. He spent over \$12,000.00 to have the work completed. Now paid \$1,750.00 to have a contractor complete the work. He was unaware Officer Macaluso had tried to contact him, no email or messages, did not receive the citation taped to the utility poll. Currently no evidence of a citation on the facility and received the post office records. First received notification was on 2/7. Saw Officer Macaluso on 2/11 and he was not available; he called the same day and let him know what needed to be done. He has been saving money to complete the work. Mr. Klein requested relief from the fines. The new contractor should be able to start the coming Saturday. Chairman Johnson explained to Mr. Klein inability of the board to reduce the fines until the property was in compliance. Mr. Howard motioned to continue the case 30 days to the April hearing. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case #2020-47-NU 6109 Spicewood Avenue

City of Florence vs Joshua Crouch Citation #BD-2020-23

Officer DeCarlo presented the case as follows: Spoke with Mr. Crouch following issuance of the citation. Mr. Crouch felt he was being extorted and never received the letter. Mr. Crouch was now in compliance and requested to contest the citation. Mr. Crouch also was having issues with Rumpke. Officer DeCarlo is looking into the issue with Mr. Kleier. Officer DeCarlo requested dismissal of the citation. Mr. Rowland motioned to dismiss the citation. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

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Contested Case # 2020-41-ZG
1659 Trace Drive
Contested by Steven Popham

City of Florence vs Steven & Jill Popham
Citation #BD-2020-17

Officer DeCarlo presented the case as follows: Issued 2 citations for the property being listed on Airbnb. 1st citation was paid; following issuance of 2nd citation, notified the listing was changed to a 30 day listing; the listing was listed originally as a short term rental. Officer DeCarlo requested dismissal of citation. Mr. Howard motioned to dismiss the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2020-53-ZG
32 Russell Street

City of Florence vs Michael Lipps
Multiple Citations

Officer DeCarlo presented the case as follows: Received a complaint regarding cars parked in the front yard; 1/13 observed cars parked on the front grass; 1/14 sent letter; 1/16 received notice letter was sent to wrong address and sent another letter to the correct address; 1/27 issued 1st citation for vehicles stored on the rear grass; 2/5 observed vehicles stores on the grass and issued 2nd citation on 2/6; 2/14 spoke to Mr. Lipps and explained the issue and Mr. Lipps went to City Clerk Office, Melissa, to contest. On 3/3 and 3/4, inspected the property and a vehicle remains in the rear grass on a jack stand. Presently not in compliance.

Michael Lipps appeared and stated he was going to request dismissal of the fines, however, since he was not in compliance will take care of the situation. His tenant has been warned twice and if continues will possibly look into eviction for breach of the lease. Mr. Lipps requested continuance to be allowed to come into compliance. Mr. Rowland motioned to continue the case 30 days to the April hearing. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case #2019-355-PM
221 Buckingham Drive

City of Florence vs Alan Naylor
Citation #BD-2019-137

Officer DeCarlo presented the case as follows: September 2019 received complaint regarding the property and inspected. 9/12 observed high grass/weeds and overgrown landscaping in the rear, and a hole in the rear eaves; 9/13 sent letter; 9/23 inspected the property and observed the grass cut; 10/17 no change to landscaping and the rear eaves, issued 1st citation; 11/19 no change; 11/21 spoke to Michelle Naylor and she stated she did not receive letters. Explained timeline and granted 60 days to come into compliance. 1/24, landscaping and eaves/soffits were repaired. In compliance at the present time.

Alan Naylor appeared and stated he owns the property. His ex-wife and children live in the residence. Was unaware of the citations and once he found out, he was able to take care of the issues. Mr. Naylor requested reduction or dismissal of the fines. Mr. Sharp motioned to dismiss the citations. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

Contested Case #2019-335-PM
21 Dortha Avenue

City of Florence vs Susan Robinson
Multiple Citations

Officer Macaluso presented the case as follows: Case began in 2019 with prior code officer, Dale Jesenky. Sent letter on 1/22/19 and also called the property owner. Spoke with property owner and would repair the violation. Took over case on 4/18. Inspected the property and monitored the violation; 9/5 no change, issued 1st citation; 12/5 no change, issued 2nd citation, same day, received a letter from the neighbor, caretaker of the property. Owner is elderly and neighbor would have her son look at the repair. 12/12, observed making repairs to the property. Spoke with the property owner, Susan. She would try to keep property in compliance. A few days later the garage was repaired. \$200.00 in fines and no liens. She is in compliance and requested dismissal of the citations. Mr. Sharp motioned to dismiss the citations. Mr. Howard followed with a second. **Motion carried by unanimous vote.**

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**Contested Case #2020-68-ZG
62 Hearthstone Court**

**City of Florence vs Mayra Pumarol
Citation #BD-2020-44**

Officer DeCarlo presented the case as follows: Property was cited for Airbnb listing; the Mendez's were in Code Board and were to block out the additional dates through April; 2/20 notified by Mr. Kleier property was available in May on short term rentals. Found the listing and was able to go through with payment if a stay was booked on May 1-2. He received a voicemail from the Mendez's and as of right now, they are in compliance.

Victoria Mendez and Nephi Mendez appeared and stated property was not rented out any longer. Missed the last day and has been remedied. Mr. Mendez requested reduction or dismissal of the fines. Mr. Rowland motioned to dismiss the citations. Mr. Sharp followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (16) PAID (3)

Case #	2020-6-TJ	City of Florence vs	Maldonado Vazquez	7631 Dixie Hwy	Citation #0107
Case #	2020-7-LM	City of Florence vs	Rodclifie Teengar	114 Roger Lane	Citation #0131
Case #	2020-8-KS	City of Florence vs	Ryan Hawkey	Locust/Patricia	Citation #0802PD
Case #	2020-9-CM	City of Florence vs	William Nagg	Carole Lane	Citation #2702
Case #	2020-10-SM	City of Florence vs	Jore Paredes	18 Isaac	Citation #2826
Case #	2020-11-KG	City of Florence vs	Ross Ollberding	35 W. Cobblestone	Citation #2851
Case #	2020-12-JW	City of Florence vs	Michelle Robert Hedi Nicole	I-75 Exit to Ky 18	Citation #3085
Case #	2020-13-JW	City of Florence vs	Jonathan Keith Maupin	Ridgeway Ave/Tee Street	Citation #3086PD
Case #	2020-14-PC	City of Florence vs	Rental Car Finance Corp.	17 Lacresta	Citation #3112
Case #	2020-15-PC	City of Florence vs	Kevin Miller	Home Goods	Citation #3113
Case #	2020-16-PC	City of Florence vs	Jared Howell	Cedarwood	Citation #3114PD
Case #	2020-17-PC	City of Florence vs	Randall Hall	7669 Catawba	Citation #3115
Case #	2020-18-PC	City of Florence vs	Regina Hubbard	7669 Catawba	Citation #3116
Case #	2020-19-SM	City of Florence vs	June Hollar, Jr.	202 Orchard Drive	Citation #5898
Case #	2020-20-SM	City of Florence vs	Harguna Sawadogo	202 Orchard Drive	Citation #5899
Case #	2020-21-SM	City of Florence vs	Albert Hopper	18 Isaac	Citation #5900

No one appeared to contest the stated parking violations. Mr. Sharp motioned to uphold all parking violations. Mr. Howard followed with a second. **Motion was carried by unanimous vote.**

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES (44) PAID (3)

Case #	2020-46-OC	City of Florence vs	WinWinWin	71 Cavalier Blvd.	Citation #	MM-2020-78
Case #	2020-47-OC	City of Florence vs	Monetyze	71 Cavalier Blvd. Ste. 213	Citation #	MM-2020-79
Case #	2020-48-OC	City of Florence vs	J&L Furniture	7851 Tanners Lane	Citation #	MM-2020-85
Case #	2020-49-OC	City of Florence vs	Cincy Smiles Dental Lab	8415 US 42	Citation #	MM-2020-86
Case #	2020-50-OC	City of Florence vs	Red Wing	8071 Connector Dr	Citation #	MM-2020-87
Case #	2020-51-OC	City of Florence vs	Intergroup Pine Lake	101 Pinehurst Drive	Citation #	MM-2020-88PD
Case #	2020-52-OC	City of Florence vs	Greater Cincinnati Home Center	75 Cavalier Blvd.	Citation #	MM-2020-93

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Case #	2020-53-OC	City of Florence vs	Southern Cross	71 Cavalier Blvd.	Citation #	MM-2020-94PD
Case #	2020-54-OC	City of Florence vs	Sevard Disdaremic	71 Cavalier Blvd.	Citation #	MM-2020-95
Case #	2020-55-OC	City of Florence vs	Clinical Behavior	71 Cavalier Blvd.	Citation #	MM-2020-96
Case #	2020-56-OC	City of Florence vs	Interity Concepts	71 Cavalier Blvd.	Citation #	MM-2020-97
Case #	2020-57-OC	City of Florence vs	Toubl Contracting	71 Cavalier Blvd.	Citation #	MM-2020-98
Case #	2020-58-OC	City of Florence vs	Hatfield's Software Solutions	71 Cavalier Blvd.	Citation #	MM-2020-99
Case #	2020-59-OC	City of Florence vs	Cincinnati Door and Window	71 Cavalier Blvd.	Citation #	MM-2020-100
Case #	2020-60-OC	City of Florence vs	Jean Paul	4895 Houston Rd.	Citation #	MM-2020-102
Case #	2020-61-OC	City of Florence vs	Robert Kappes	4895 Houston Rd.	Citation #	MM-2020-103
Case #	2020-62-OC	City of Florence vs	Jason Phillips	4895 Houston Rd.	Citation #	MM-2020-104
Case #	2020-63-OC	City of Florence vs	Monica Howe	4895 Houston Rd.	Citation #	MM-2020-105
Case #	2020-64-OC	City of Florence vs	Sara Scheyer Farmer	4895 Houston Rd.	Citation #	MM-2020-106
Case #	2020-65-OC	City of Florence vs	Amy Duncan	4895 Houston Rd.	Citation #	MM-2020-107
Case #	2020-66-OC	City of Florence vs	Elma Schadler	4895 Houston Rd.	Citation #	MM-2020-108
Case #	2020-67-OC	City of Florence vs	Rob Porter	75 Cavalier Blvd.	Citation #	MM-2020-110
Case #	2020-68-OC	City of Florence vs	Boost Mobile	6700 Dixie Hwy	Citation #	MM-2020-111
Case #	2020-69-OC	City of Florence vs	NKY Redbird Carriers	7505 Sussex Dr.	Citation #	MM-2020-115
Case #	2020-70-OC	City of Florence vs	Undisputed Trucking	71 Cavalier Blvd.	Citation #	MM-2020-129
Case #	2020-71-OC	City of Florence vs	William F. Mitchell LLC	71 Cavalier Blvd.	Citation #	MM-2020-130
Case #	2020-72-OC	City of Florence vs	Grease Shield USA	71 Cavalier Blvd.	Citation #	MM-2020-131
Case #	2020-73-OC	City of Florence vs	Minamyler & Grinnell	71 Cavalier Blvd.	Citation #	MM-2020-132
Case #	2020-74-OC	City of Florence vs	Tracy Lefebue	71 Cavalier Blvd.	Citation #	MM-2020-133
Case #	2020-75-OC	City of Florence vs	Maksum LLC	71 Cavalier Blvd.	Citation #	MM-2020-134PD
Case #	2020-76-OC	City of Florence vs	Cathi Donahue	71 Cavalier Blvd.	Citation #	MM-2020-135
Case #	2020-77-OC	City of Florence vs	Daniel Schafer	71 Cavalier Blvd.	Citation #	MM-2020-136
Case #	2020-78-OC	City of Florence vs	LaOficina LLC	71 Cavalier Blvd.	Citation #	MM-2020-137
Case #	2020-79-OC	City of Florence vs	Jill Popham	71 Cavalier Blvd.	Citation #	MM-2020-138
Case #	2020-80-OC	City of Florence vs	Loc Nguyen	73 Cavalier Blvd.	Citation #	MM-2020-139
Case #	2020-81-OC	City of Florence vs	Legal Bugs LLC	73 Cavalier Blvd.	Citation #	MM-2020-140
Case #	2020-82-OC	City of Florence vs	Hometown Lenders	73 Cavalier Blvd.	Citation #	MM-2020-141
Case #	2020-83-OC	City of Florence vs	First Achievements	73 Cavalier Blvd.	Citation #	MM-2020-142
Case #	2020-84-OC	City of Florence vs	Cambella Contouring	75 Cavalier Blvd.	Citation #	MM-2020-143
Case #	2020-85-OC	City of Florence vs	Beauty By Samantha	75 Cavalier Blvd.	Citation #	MM-2020-144
Case #	2020-86-OC	City of Florence vs	Amanda LePage LMT	75 Cavalier Blvd.	Citation #	MM-2020-145
Case #	2020-87-OC	City of Florence vs	Exit Now Realty	71 Cavalier Blvd.	Citation #	MM-2020-146
Case #	2020-88-OC	City of Florence vs	Green 13 Apparel	7920 Tanners Gate Lane	Citation #	MM-2020-166
Case #	2020-89-OC	City of Florence vs	Cincy Smiles Dental	8415 US 42	Citation #	MM-2020-172

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FIRE PREVENTION CASES: (1)

Case #	2020-01-FP	City of Florence vs	American Freight Furniture	7102 Turfway Road	Citation #	RC-2020-01
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CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (87) Paid (16)

Case #	2020-38-PM	City of Florence vs	Mary Warford	2 Wallace Avenue	Citation #	BD-2020-14
Case #	2020-39-PM	City of Florence vs	Gilbert & Barbara Riley	17 Red Clover Court	Citation #	BD-2020-15
Case #	2020-40-PM	City of Florence vs	Steven & Jamie Bowling	2412 Bellegarde Court	Citation #	BD-2020-16PD
Case #	2020-41-ZG	City of Florence vs	Steven & Jill Popham	1659 Trace Drive	Citation #	BD-2020-17
Case #	2020-42-PM	City of Florence vs	Timothy Flanigan	1724 Savannah Lakes Drive	Citation #	BD-2020-18
Case #	2020-43-ZG	City of Florence vs	Ernest Smith	10 Vivian Drive	Citation #	BD-2020-19
Case #	2020-44-NS	City of Florence vs	Barbara Frost	203 Kentaboo Ave	Citation #	BD-2020-20
Case #	2020-45-ZG	City of Florence vs	Michael Lipps	32 Russell St.	Citation #	BD-2020-21
Case #	2020-46-GC	City of Florence vs	George & Shirlee Whitson Trustees	7830-7850 US 42 Hwy	Citation #	BD-2020-22PD
Case #	2020-47-NS	City of Florence vs	Joshua Crouch	6109 Spicewood Avenue	Citation #	BD-2020-23
Case #	2020-48-ZG	City of Florence vs	Vuong Nguyen	Parcel 062.00-0-039.00	Citation #	BD-2020-24
Case #	2020-49-PM	City of Florence vs	Richard Gillon	8456 Village Drive	Citation #	BD-2020-25
Case #	2020-50-PM	City of Florence vs	Scott Palmer	8469 Village Drive	Citation #	BD-2020-26
Case #	2020-51-PM	City of Florence vs	Veronica Gibson	8538 Tealwood Court	Citation #	BD-2020-27PD
Case #	2020-52-NU	City of Florence vs	Barbara Frost	203 Kentaboo Ave	Citation #	BD-2020-28
Case #	2020-53-ZG	City of Florence vs	Michael Lipps	32 Russell Street	Citation #	BD-2020-29
Case #	2020-54-PM	City of Florence vs	Pika Properties LLC	8141 Mall Road	Citation #	BD-2020-30PD
Case #	2020-55-PM	City of Florence vs	Brian & Sally Wardrup	2736 Chateau Court	Citation #	BD-2020-31
Case #	2020-56-PM	City of Florence vs	Jan Rodriguez	176 Meadow Creek Drive	Citation #	BD-2020-32PD
Case #	2020-57-PM	City of Florence vs	William Cook	9 Sandstone Ct.	Citation #	BD-2020-33
Case #	2020-58-ZG	City of Florence vs	Sandra Ante	8567 Winthrop Circle	Citation #	BD-2020-34
Case #	2020-59-ZG	City of Florence vs	Kentuckiana Greenhouses Inc.	16 Roger Lane	Citation #	BD-2020-35
Case #	2020-60-NU	City of Florence vs	Alan & Ryan Sullivan	11 Lee Street	Citation #	BD-2020-36PD
Case #	2020-61-NU	City of Florence vs	Ann Griffith	5 Dell Street	Citation #	BD-2020-37
Case #	2020-62-ZG	City of Florence vs	Donald Meagher	37 Grand Avenue	Citation #	BD-2020-38
Case #	2020-63-ZG	City of Florence vs	Evergreen Apartments Oracle LLC	8547 Evergreen Drive	Citation #	BD-2020-39
Case #	2020-64-ZG	City of Florence vs	Mayra Santiago	14 Wallace Ave.	Citation #	BD-2020-40
Case #	2020-65-PM	City of Florence vs	Caitlin Roberts	205 Kentaboo Ave	Citation #	BD-2020-41

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Case #	2020-66-ZG	City of Florence vs	FBC Real Estate LLC	7500 Sussex Dr.	Citation #	BD-2020-42
Case #	2020-67-ZG	City of Florence vs	New Plan Property Holding Co.	7601 Mall Road	Citation #	BD-2020-43
Case #	2020-68-ZG	City of Florence vs	Mayra Pumarol	62 Hearthstone Ct	Citation #	BD-2020-44
Case #	2020-69-ZG	City of Florence vs	Evergreen Apartments Oracle	8547 Evergreen Drive	Citation #	BD-2020-45
Case #	2020-70-ZG	City of Florence vs	Home Depot USA	99 Spiral Blvd.	Citation #	JK-2020-2
Case #	2020-71-PM	City of Florence vs	Denise Prat-McPherson	6573 Louise Ct.	Citation #	MM-2020-72PD
Case #	2020-72-ZG	City of Florence vs	Greer Land CO Florence LLC	6935 Houston Rd.	Citation #	MM-2020-73PD
Case #	2020-73-PM	City of Florence vs	James Lawrence	132 Roger Lane	Citation #	MM-2020-74
Case #	2020-74-PM	City of Florence vs	Adam Gregory	2750 Running Creek	Citation #	MM-2020-75
Case #	2020-75-ZG	City of Florence vs	P. Grayson Properties LLC	303 Merravay Drive	Citation #	MM-2020-76
Case #	2020-76-PM/ZG	City of Florence vs	Marilyn J. Foltz Estate	10 Valley Drive	Citation #	MM-2020-77
Case #	2020-77-PM	City of Florence vs	Griffith Holdings LLC	225 Main Street	Citation #	MM-2020-80
Case #	2020-78-PM/ZG	City of Florence vs	Griffith Holdings LLC	225 Main Street	Citation #	MM-2020-81
Case #	2020-79-PM	City of Florence vs	Griffith Holdings LLC	7718-7736 US 42	Citation #	MM-2020-82
Case #	2020-80-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-83
Case #	2020-81-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-84
Case #	2020-82-PM/ZG	City of Florence vs	Tower Place Properties LLC	132 Honeysuckle Drive	Citation #	MM-2020-89
Case #	2020-83-PM/ZG	City of Florence vs	Tower Place Properties LLC	135 Honeysuckle Drive	Citation #	MM-2020-90
Case #	2020-84-PM	City of Florence vs	Tanenbaums LLC	17 Ann Street	Citation #	MM-2020-91PD
Case #	2020-85-PM/ZG	City of Florence vs	Marilyn J. Foltz Estate	10 Valley Drive	Citation #	MM-2020-92
Case #	2020-86-PM	City of Florence vs	Donna and Donald Klein	18 Girard Street	Citation #	MM-2020-101
Case #	2020-87-PM	City of Florence vs	Kentru LLC (Flowerama of America)	7290 Turfway Rd.	Citation #	MM-2020-112PD
Case #	2020-88-ZG	City of Florence vs	NKY Inspection Inc.	21 Spruce Drive	Citation #	MM-2020-113
Case #	2020-89-ZG	City of Florence vs	Florence Promenade LLC	8511 US 42	Citation #	MM-2020-114PD
Case #	2020-90-PM/ZG	City of Florence vs	Marilyn Foltz Estate	10 Valley Drive	Citation #	MM-2020-116
Case #	2020-91-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-117
Case #	2020-92-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-118
Case #	2020-93-PM/ZG	City of Florence vs	Tammy Rolfs	3 Edwards Ave.	Citation #	MM-2020-119PD
Case #	2020-94-PM/ZG	City of Florence vs	Michael Baker	23 Miriam Drive	Citation #	MM-2020-120PD
Case #	2020-95-PM/ZG	City of Florence vs	Matthew Demarcus	36 Miriam Drive	Citation #	MM-2020-121
Case #	2020-96-PM	City of Florence vs	Ola Miley	102 St. Judes Circle	Citation #	MM-2020-122

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Case #	2020-97-ZG	City of Florence vs	JJC Real Estate Holding LLC	6619 Dixie Hwy	Citation #	MM-2020-123PD
Case #	2020-98-PM/ZG	City of Florence vs	Tower Place Properties	132 Honeysuckle Drive	Citation #	MM-2020-124
Case #	2020-99-PM/ZG	City of Florence vs	Tower Place Properties	135 Honeysuckle Drive	Citation #	MM-2020-125
Case #	2020-100-PM	City of Florence vs	Griffith Holdings LLC	7718-7736 US 42	Citation #	MM-2020-126
Case #	2020-101-PM	City of Florence vs	Griffith Holdings LLC	225 Main Street	Citation #	MM-2020-127
Case #	2020-102-PM/ZG	City of Florence vs	Griffith Holdings LLC	225 Main Street	Citation #	MM-2020-128
Case #	2020-103-PM/ZG	City of Florence vs	Marilyn J Foltz Estate	10 Valley Drive	Citation #	MM-2020-147
Case #	2020-104-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-148
Case #	2020-105-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-149
Case #	2020-106-PM	City of Florence vs	CVH Florence	7570 Woodspoint Drive	Citation #	MM-2020-150PD
Case #	2020-107-ZG	City of Florence vs	Paul Mullins	7126 Turfway Rd.	Citation #	MM-2020-151
Case #	2020-108-PM/ZG	City of Florence vs	Anthony Jones and Cindy Wade	15 Miriam Drive	Citation #	MM-2020-153
Case #	2020-109-PM	City of Florence vs	Randy and Jamie Dick	60 Miriam Drive	Citation #	MM-2020-154
Case #	2020-110-PM	City of Florence vs	Tamala Inabnit	64 Miriam Drive	Citation #	MM-2020-156
Case #	2020-111-PM/ZG	City of Florence vs	Charles and Rachel Ritter	109 Lee Street	Citation #	MM-2020-157
Case #	2020-112-ZG	City of Florence vs	Paula Baker	20 Lee Street	Citation #	MM-2020-158PD
Case #	2020-113-ZG	City of Florence vs	Dactyl Investment Ltd.	7560 Burlington Pike	Citation #	MM-2020-159
Case #	2020-114-PM/ZG	City of Florence vs	Lisa Ament	263 Merravay Drive	Citation #	MM-2020-160
Case #	2020-115-PM	City of Florence vs	Randy & Janice Allen	7723 Ravenswood	Citation #	MM-2020-161
Case #	2020-116-PM	City of Florence vs	Kendra Cross	302 St. Judes Circle	Citation #	MM-2020-162
Case #	2020-117-PM/ZG	City of Florence vs	Georgia & Scotford Smith	314 St. Judes Circle	Citation #	MM-2020-163
Case #	2020-118-ZG	City of Florence vs	Kelly & Michelle Biddle	221 Roberta Ave.	Citation #	MM-2020-164
Case #	2020-119-PM/ZG	City of Florence vs	Jerry & Arthea Lawson	1 Sanders Drive	Citation #	MM-2020-165
Case #	2020-120-PM/ZG	City of Florence vs	Tower Place Properties LLC	132 Honeysuckle Drive	Citation #	MM-2020-167
Case #	2020-121-PM/ZG	City of Florence vs	Tower Place Properties LLC	135 Honeysuckle Drive	Citation #	MM-2020-168
Case #	2020-122-PM/ZG	City of Florence vs	Marilyn J. Foltz	10 Valley Drive	Citation #	MM-2020-169

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Case #	2020-123-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-170
Case #	2020-124-PM	City of Florence vs	Pham Phuc	8231 US 42	Citation #	MM-2020-171

CONTINUED CASES (0) None

ATTORNEY'S REPORT:


Attorney Skees reported an unfavorable decision in the Henglehold matter. Investigating amending the zoning regulations within the city.

ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on April 1, 2020.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Howard so moved, with second from Board Member Sharp. **Motion passed with unanimous approval of the Board**, the time being 11:21 a.m.

ATTEST:



Melissa Kramer, Secretary

APPROVED:



Jim Johnson, Chairman

