



**CODE ENFORCEMENT BOARD  
MINUTES: WEDNESDAY, MARCH 2, 2022**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, March 2, 2022 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 five (5) Board members: David Spille, Lance Howard, Rick Rowland, Bill Sharp, and Jim Johnson.

Also present: Thomas Nienaber, Assistant City Attorney; Brandi Roundtree, Assistant City Clerk; Jeremy Kleier, Community Services Superintendent; Jacob Carpenter, Code Enforcement Officer; Rodney Deno, Code Enforcement Officer; Mike Macaluso, Code Enforcement Officer; Randy Childress, Fire Marshal; and Kevin Duncan, Police Officer. In the audience: Arturo and Kristina Monroy, contesting; and Lawrence Hogan, continued case.

**APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the February 2, 2022 meeting of the Code Enforcement Board. Board Member Sharp motioned to accept the minutes as read 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 CASES (1):**

**Contested Case # 2022-48-OC  
4885 Houston Road, Suite 100**

**City of Florence vs. Patrick Tenoever  
Citation # 21-3171-1**

Officer Macaluso presented the case as follows: Officer Macaluso received a call from Mr. Tenoever after the citation was issued. Mr. Tenoever is a new real estate agent and was unaware of the requirements. Mr. Tenoever is now in compliance. Officer Macaluso requested the citation be dropped. Board Member Howard motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**PARKING CASES: (7) PAID (2)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-13-HR	Joseph Kunkel	1910 Mimosa Trl	458 PD
2022-14-DH	Branden Vanaman	232 Surfwood Drive	2014
2022-15-MF	Nicholas Johnston	Appomattox Drive	2780
2022-16-SM	Hallie Hiltner	Waverly Place	2842
2022-17-AM	Karla Murantes-Colombi	Trellises Drive	2998
2022-18-PC	Noah Hammond	321 Chelsea Square	3021
2022-19-PC	Mamdoua Ba	201 Orchard	3022 PD

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

**ANIMAL CONTROL CASES: (0) None**

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**OCCUPATIONAL LICENSE CASES: (61) Paid (7)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-69-OC	PC Repair Shack	235 Main Street	21-3037-1
2022-70-OC	Nails and Spa by Helen	8800-8880 Bankers Street	21-2978-3
<b>2022-71-OC</b>	<b>PC Repair Shack</b>	<b>235 Main Street</b>	<b>21-3037-2 PD</b>
2022-72-OC	Caribbean Cravings	8129-8187 Mall Road	22-104-1
2022-73-OC	Lita's Tacos	8450 US 42	22-105-1
2022-74-OC	Gramma's Pizza	8449-8459 US 42	22-106-1
2022-75-OC	Chipotle Mexican Grill	7915 Dream Street	22-107-1
<b>2022-76-OC</b>	<b>Matsuya Japanese Restaurant</b>	<b>7137-7149 Manderlay Drive</b>	<b>22-108-1 PD</b>
2022-77-OC	Bengles Tots 24-7 Learning	8045-8133 Connector Drive	22-16-1
<b>2022-78-OC</b>	<b>Total Tan</b>	<b>7220 Burlington Pike</b>	<b>21-1543-8 PD</b>
2022-79-OC	Love My Home LLC	100 Lee Street	21-2029-6
2022-80-OC	SFR3-AIC LLC	24 Beverly Place	21-2129-5
2022-81-OC	Source Providers, Inc.	4175 Aero Parkway	21-2213-5
2022-82-OC	Healthy Hangout	7220 Burlington Pike	21-2258-5
<b>2022-83-OC</b>	<b>Alpha Hometown Pizza and Pasta</b>	<b>8460-8470 US 42</b>	<b>21-2909-4 PD</b>
2022-84-OC	J.L. Bayridge Inc. dba Red Wing Shoe	8071 Connector Drive	21-616-8
2022-85-OC	Richard K. Mullins DMD	7205 Dixie Highway	21-988-8
2022-86-OC	Mauricio Grocery LLC	225 Main Street	22-33-1
2022-87-OC	Sunrise Florence, Inc.	30 Cavalier Court	22-35-1
<b>2022-88-OC</b>	<b>Herbalife</b>	<b>8001 Dream Street</b>	<b>22-38-1 PD</b>
2022-89-OC	JCNK Properties LLC	6900 Houston Road	22-39-1
2022-90-OC	Cor Tech	75 Cavalier Blvd.	21-1531-5
2022-91-OC	CH Florence KY Landlord LLC	6935 Houston Road	21-1803-6
2022-92-OC	Sams Company	71 Cavalier Blvd.	21-2339-3
2022-93-OC	Burben Investments/Sports Clips	6805 Houston Road	21-2515-5
2022-94-OC	Regal Nails	7625 Doering Drive	21-2552-6
2022-95-OC	KB Chadron Building LLC	7100 Industrial Road	22-30-1
2022-96-OC	Brass Eagle Inc.	7601 US 42	22-36-1
2022-97-OC	Petsmart	1030-1060 Hansel Ave.	22-49-1
2022-98-OC	Digitau USA, Inc. DBA Voipnw PBX	8140 Dream Street	22-51-1
<b>2022-99-OC</b>	<b>Stonewall Road Automotive Group, LLC</b>	<b>7474 Industrial Road</b>	<b>22-52-1 PD</b>
<b>2022-100-OC</b>	<b>Bryan K Purcell PLLC</b>	<b>7000 Houston Road</b>	<b>22-55-1 PD</b>
2022-101-OC	Harihar LLC, DBA Subway	7107-7129 Turfway Road	22-56-1
2022-102-OC	FX Florence Road, LLC	6985 Houston Road	22-58-1
2022-103-OC	Spry Massage LLC	75 Cavalier Blvd.	21-1527-7
2022-104-OC	Total Package Express	75 Cavalier Blvd.	21-1528-7
2022-105-OC	Gold Financial Services	75 Cavalier Blvd.	21-1532-4
2022-106-OC	Fitness Studio	75 Cavalier Blvd.	21-1533-5
2022-107-OC	Doctors Health Solutions	73 Cavalier Blvd.	21-1550-4
2022-108-OC	FEC, LLC	73 Cavalier Blvd.	21-1551-5
2022-109-OC	Hamilton & Stevens, Attorney	73 Cavalier Blvd.	21-1554-5
2022-110-OC	J and G Company	73 Cavalier Blvd.	21-1558-5
2022-111-OC	Mirror Image Photo Booth, LLC	73 Cavalier Blvd.	21-1580-5
2022-112-OC	Nicole Mogdics/Castlebridge Counseling	73 Cavalier Blvd.	21-1583-5
2022-113-OC	Paramount Residential Mortgage	73 Cavalier Blvd.	21-1587-5
2022-114-OC	Aire Serv of Florence	71 Cavalier Blvd.	21-2140-5
2022-115-OC	Clinical Behavior Analysis	71 Cavalier Blvd.	21-2150-5



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2022-116-OC	DD's Pizza	71 Cavalier Blvd.	21-2214-5
2022-117-OC	Christee's Home Care	71 Cavalier Blvd.	21-2215-5
2022-118-OC	Harrison Roofing	71 Cavalier Blvd.	21-2263-5
2022-119-OC	Integrity Concepts	71 Cavalier Blvd.	21-2265-4
2022-120-OC	Pate Prop & Trucking	71 Cavalier Blvd.	21-2274-5
2022-121-OC	Quest Properties	71 Cavalier Blvd.	21-2286-5
2022-122-OC	Southern Cross	71 Cavalier Blvd.	21-2341-3
2022-123-OC	Wealth Wave	71 Cavalier Blvd.	21-2394-5
2022-124-OC	CIVFI-KY1B0 & KY1B02 LLC	7107-7115 Industrial Road	21-2823-5
2022-125-OC	Bengles Tots 24-7 Learning	8045-8133 Connector Drive	22-16-2
2022-126-OC	7961 US Highway 42 Florence LLC	7961 US 42	22-193-1
2022-127-OC	AE Holdings LLC	7205 US 42	22-195-1
2022-128-OC	Burlington Pike Properties LLC	6905 Burlington Pike	22-196-1
2022-129-OC	Broadstone RL Portfolio LLC	7921 Dream Street	22-197-1

**FIRE PREVENTION CASES: (0)**

**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (16) Paid (1)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-38-ZG	Take 5 Oil Change	8114 US 42	22-13-1
2022-39-NU	Vereit MT Florence KY LLC	4874 Houston Road	21-3207-1
2022-40-NU	Wal-Mart Real Estate Business Trust	7625 Doering Drive	21-3219-1
2022-41-NU/ZG	Rebel Properties LLC	7827 Tanners Lane	22-86-1
2022-42-PM	Jamie Yeager	76 Surrey Court	21-2586-4
2022-43-NU	Anthony Hughes	5 Yealey Drive	21-3112-1
<b>2022-45-ZG</b>	<b>Thomas Christina Eads &amp; Trent Brock</b>	<b>87 Coreta Drive</b>	<b>22-15-1 PD</b>
2022-46-ZG	True FM2017-1 LLC	7767 Blue Orchard Court	22-198-1
2022-47-ZG	Ronnie Willis	981 Oceanage Drive	22-87-1
2022-48-PM/ZG	C&V Enterprises	7523 Sussex Drive	20-1120-5
2022-49-ZG	C&V Enterprises	7529 Sussex Drive	21-2940-4
2022-50-NU	Kroger Limited Partnership I	7685 Mall Road	21-2899-5
2022-51-NU	DMG Rentals 4, LLC	6725-6771 Parkland Place	22-65-1
2022-52-NU/ZG	Rebel Properties LLC	7827 Tanners Lane	22-86-2
2022-53-PM	Steven & Rose Young	67 Stonegate Drive	20-435-5
2022-54-ZG	Amanda Kennedy	7095 Manderlay Drive	22-66-1

Officer Deno requested case # 2021-323-PM/ZG, citation # 20-1120-1; case # 2021-38-PM/ZG, citation # 20-1120-3; case # 2022-15-PM/ZG, citation # 20-1120-4; and case # 2022-48-PM/ZG, citation # 20-1150-5 issued to the property located at 7523 Sussex Drive and case # 2021-455-ZG, citation # 21-3029-1; case # 2022-4-ZG, citation # 21-3029-2; case # 2022-31-ZG, citation # 21-3029-3; case # 2021-428-ZG, citation # 21-2940-1; case # 2021-442-ZG, citation # 21-2940-2; case # 2021-453-ZG, citation # 21-2940-3; and case # 2022-49-ZG, citation # 21-2940-4 issued to the property located at 7529 Sussex Drive, owned by C&V Enterprises be dismissed. The properties were sold before the citations were issued and before liens were filed. Board Member Spille made a motion to dismiss all the citations. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**

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**CONTINUED CASES (3):**

**Continued Case # 2022-3-PM/NU/ZG**  
**19 Julia Ave.**

**City of Florence vs. Kristina Monroy**  
**Citation # 21-3087-1**

Officer Macaluso presented the case as follows: Following notification by the Florence Police Department on 12/15/21, Officer Macaluso inspected the property and observed sixteen violations including no zoning permit, gravel driveway in side yard, trash and debris in rear of property, fence location violation, one shed in disrepair, new driveway with drop which causes an unsafe premises, and second shed in disrepair. Property is not in compliance.

Arturo Monroy and Kristina Monroy appeared. Arturo Monroy stated some repairs had been made and one of the sheds had been removed. Mr. Monroy has been having personal difficulties and has recently returned home. He has also experienced business and legal difficulties. As a result of job loss and disabilities, he has had difficulty maintaining the property. All of the trash and debris has been removed and he is in the process of making repairs to the remaining shed.

Mr. Monroy stated they previously worked with Officer Deno and he has helped them with compliance. He felt Officer Macaluso was not as helpful. Chairman Johnson explained the code process to Mr. and Mrs. Monroy. Mrs. Monroy stated they had expended funds for repairs. Mr. Monroy requested additional time to complete repairs.

Mr. Monroy does not understand the fence issue as the fence has been there for two years. Chairman Johnson stated due to the property being on a corner side lot, there are additional requirements with regards to the fence. Mr. Monroy stated he spoke with Officer Deno before the fence was installed.

Board Member Howard made a motion to continue the case to the May 4, 2022 meeting. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**

Chairman Johnson instructed Mr. and Mrs. Monroy to contact the Code Officers when repairs are completed or let them know if they are having issues completing the repairs.

Mr. Monroy inquired with regard to compliance of the fence. Officer Macaluso stated the fence is a zoning issue because the property is on a corner side lot. While the fence is not an eyesore or even an obstruction of traffic, the fence is still in violation and would need to be moved. Mrs. Monroy stated they have been cited for other issues in the past and no one has mentioned the fence. Board Member Spille stated other properties have had to move their fences and informed Mr. and Mrs. Monroy they could address the issue of the fence with Boone County Planning and Zoning.

**Continued Case # 2020-33-PM/ZG**  
**113 Joann Drive**

**City of Florence vs. Lawrence & Genevieve Hogan**  
**Multiple Citations**

Community Services Superintendent Jeremy Kleier presented the case as follows: Met with Mr. Hogan on 3/1/22 and an inspection was completed. Property is now in compliance.

Lawrence Hogan appeared and requested the Board dismiss the fines against his property.

Board Member Howard made a motion to dismiss the citations and uphold the city expense in the amount of \$552.00. Board Member Sharp seconded the motion. **Motion was carried by unanimous vote.**

**Continued Case # 2019-383-ZG**  
**8567 Winthrop Circle**

**City of Florence vs. Sandra Ante**  
**Multiple Citations**

Officer Carpenter presented the case as follows: The vehicle was registered to an individual residing at 8564 Winthrop Circle. However, the individual does not own that property, the vehicle is owned by a different person. He further stated that the registration tag on the vehicle is from 2006, not 2016. Officer Carpenter stated he issued another citation and tried knocking on the door again, with no response. He also left his contact information on a door hanger along with the citation.

Discussion was held with regard to the next steps and outstanding fees/fines.



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Board Member Howard made a motion to uphold all citations and liens. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**

**ATTORNEY'S REPORT:**

Attorney Nienaber stated a meeting among city officials was held regarding settlement negotiations with Intergroup Pine Lakes. Discussions and negotiations are ongoing.

Attorney Nienaber advised the property at 37 Grand Ave sold.

Attorney Nienaber stated Wayfair is disputing their occupational license. A citation has been issued and negotiations are ongoing with legal.

**ADJOURNMENT:**


Chairman Johnson reminded the Board the next meeting will be held on April 6, 2022.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Howard so moved, with a second from Board Member Sharp. **Motion passed with unanimous approval of the Board**, the time being 10:43 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman

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