



**CODE ENFORCEMENT BOARD  
MINUTES: WEDNESDAY, JUNE 1, 2022**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, June 1, 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: Jim Johnson, Chairman; Rick Rowland, (Vice-Chairman); David Spille; Lance Howard; and Bill Sharp.

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; Animal Control Officer Petricosta; and Ki Ransdall, Police Officer.

In the audience: Virginia Vires and James Vires contested case; Burr Travis III, contested case; Susan McClure, contested case; Johnathan Howe, contested case; Craymon Maples, continued case; and Kristina Monroy and Arturo Monroy, continued case.

**APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the May 4, 2022 meeting of the Code Enforcement Board. Board Member Howard motioned to accept the minutes as read with a second from Board Member Sharp. **Motion carried with Board Members Sharp, Howard, and Spille voting in favor, and Board Member Rowland voting against.**

**SWEARING IN:**

The Code Enforcement Officers were sworn in by Chairman Johnson.

**CONTESTED CASES (5):**

**Contested Case # 2022-164-OC  
7821-7836 Riehl Drive  
Contested by: Brahma Ramineni**

**City of Florence vs. Dixie Associates, LLC  
Citation # 22-239-1/ 22-239-2**

Officer Macaluso presented the case as follows: Dixie Associates is linked with another LLC with a valid Occupational License; therefore, Officer Macaluso requested the citations be dismissed. Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2022-66-ZG  
7716 Hollywood Drive  
Contested by: Virginia Vires/ James Vires**

**City of Florence vs. James Vires  
Citation # 22-97-1/ 22-97-2**

Officer Deno presented the case as follows: Received a complaint in January 2022 regarding a structure being built on the rear of the home with no zoning permit. An inspection was completed and Officer Deno observed a structure being built on the rear of the home. Courtesy Notice was sent. Inspection was completed on 2/24, no change, first citation was issued. 3/29 inspection completed, no change, second citation issued. 5/23 Officer Deno contacted Boone County Planning Commission and a demolition permit had been issued. Structure has been removed with the exception of two poles; however, work was ongoing at the time of the inspection.

# CITY OF FLORENCE CODE ENFORCEMENT BOARD

MINUTES OF JUNE 1, 2022

Page 2

James Vires appeared and stated the poles were there before the structure was built. They were for a swing set and now an awning.

Board Member Spille made a motion to dismiss the citations and uphold the city expense in the amount of \$46.00. Board Member Rowland seconded the motion. **Motion was carried by unanimous vote.**

**Contested Case # 2022-133-NU**  
**37 Goodridge Drive**

**City of Florence vs. Burr Travis III**  
**Citation # 22-613-1**

Officer Deno presented the case as follows: Received complaint on 4/25 for high grass, courtesy notice sent. Inspection was completed on 5/6, no change, citation issued. Officer Deno contacted the city contractor to cut the grass. An invoice had not yet been received; therefore, city expense is unknown.

Burr Travis appeared and stated he had the grass cut before the second notice was received. After he received the first notice, he came to the Government Center and spoke with Officer Deno. Mr. Travis stated his father had someone cut the grass before the second notice was sent and before the city contractor.

Officer Deno clarified that only one citation in the amount of \$50.00 was issued. Citations are posted on the premises and also mailed to the property owner. Officer Deno also confirmed Merkle cut the grass at the property and that an invoice is pending. Mr. Travis stated the person he hired cut the grass. Mr. Johnson stated the city contractor cut the grass and he is responsible for the city expense.

Board Member Spille made a motion to continue the case to the July 6, 2022 meeting to allow the city contractor to send the invoice to the city. Board Member Howard seconded the motion. **Motion was carried by unanimous vote.**

**Contested Case # 2021-193-OC**  
**7430 Industrial Road**  
**Contested by: Susan McClure**

**City of Florence vs. Recycling Express**  
**Multiple Citations**

Officer Macaluso presented the case as follows: Case initiated on 9/15/21, courtesy notice was sent. Four (4) citations have been issued. Recycling Express has been working with the Finance Department to bring the property into compliance. Property is currently in compliance. The company has paid \$450.00 and currently have an outstanding balance of \$350.00.

Susan McClure appeared on behalf of Recycling Express and stated that from 2000 - 2018 she was the CPA working for Recycling Express. After she left in 2018, a different CPA was hired and did not complete proper licensing. She is now back with Recycling Express and has ensured the company is properly licensed. She requested the remaining citations be dismissed.

Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2022-149-NU**  
**507 Kentaboo Ave.**  
**Contested by: Johnathan Howe**

**City of Florence vs. VB One, LLC**  
**Citation # 22-709-1**

Officer Deno presented the case as follows: Received complaint regarding high grass on 5/2, inspection completed and courtesy notice issued. Inspection completed on 5/16, no change, issued citation. Property is currently in compliance.

Johnathan Howe appeared on behalf of VB One, LLC and stated he recently moved into the property. His riding mower was broke and his push mower was stolen. He was able to obtain a new push mower and will ensure the property is maintained.

Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**



CITY OF FLORENCE CODE ENFORCEMENT BOARD  
MINUTES OF JUNE 1, 2022  
Page 3

**PARKING CASES: (7) PAID (1)**

| Case No.          | City of Florence vs. | Citation Location     | Citation No.   |
|-------------------|----------------------|-----------------------|----------------|
| 2022-46-TL        | Persin Sailas        | Blue Orchard Court    | 11             |
| 2022-47-BK        | 42 Saloon            | 8405 US 42            | 1902           |
| 2022-48-MR        | Benita Grissom       | Juniper               | 2418           |
| <b>2022-49-MR</b> | <b>Erica Allen</b>   | <b>Raintree</b>       | <b>2419 PD</b> |
| 2022-50-CB        | Jacob Beach          | 1600 Charleston Court | 2760           |
| 2022-51-NH        | Natasha Thomas       | 6920 Shenandoah       | 3093           |
| 2022-52-JW        | 42 Saloon            | 8405 US 42            | 3094           |

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

**ANIMAL CONTROL CASES: (1) PAID (0)**

| Case No.  | City of Florence vs. | Citation Location | Citation No. |
|-----------|----------------------|-------------------|--------------|
| 2022-2-AC | Heather Harris       | 17 Orchard Drive  | AC-2022-2    |

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

**OCCUPATIONAL LICENSE CASES: (58) Paid (4)**

| Case No.           | City of Florence vs.           | Citation Location        | Citation No.        |
|--------------------|--------------------------------|--------------------------|---------------------|
| 2022-248-OC        | Jennifer Mischke               | 7210 Turfway Road        | 21-1674-5           |
| 2022-249-OC        | CH Florence KY Landlord LLC    | 6935 Houston Road        | 21-1803-8           |
| <b>2022-250-OC</b> | <b>SFR3-AIC LLC</b>            | <b>24 Beverly Place</b>  | <b>21-2129-7 PD</b> |
| 2022-251-OC        | VB One LLC                     | 104 St. Jude Circle      | 21-2164-8           |
| 2022-252-OC        | Source Providers Inc.          | 4175 Aero Parkway        | 21-2213-7           |
| 2022-253-OC        | Marc and Melanie Collins       | 7000 Houston Road        | 22-223-2            |
| 2022-254-OC        | HCII-68 Cavalier Boulevard LLC | 68 Cavalier Blvd.        | 22-229-2            |
| 2022-255-OC        | Cohen Harvey D Trust           | 7688 Mall Road           | 22-230-2            |
| 2022-256-OC        | Panda Express Inc.             | 6805 Houston Road        | 22-32-3             |
| 2022-257-OC        | Mauricio Grocery LLC           | 225 Main Street          | 22-33-3             |
| 2022-258-OC        | Sunrise Florence, Inc.         | 30 Cavalier Court        | 22-35-3             |
| 2022-259-OC        | JCNK Properties LLC            | 6900 Houston Road        | 22-39-3             |
| 2022-260-OC        | FX Florence Road LLC           | 6985 Houston Road        | 22-58-3             |
| 2022-261-OC        | Marius Van Melle               | 60 Cavalier Blvd.        | 21-2668-1           |
| 2022-262-OC        | Ruth Vorhees                   | 60 Cavalier Blvd.        | 21-2670-1           |
| <b>2022-263-OC</b> | <b>Rachel Wagner</b>           | <b>60 Cavalier Blvd.</b> | <b>21-2672-1 PD</b> |
| 2022-264-OC        | Kim Wagner                     | 60 Cavalier Blvd.        | 21-2675-1           |
| 2022-265-OC        | Steve Watson                   | 60 Cavalier Blvd.        | 21-2676-1           |
| 2022-266-OC        | Amy Williams                   | 60 Cavalier Blvd.        | 21-2677-1           |
| 2022-267-OC        | Kelly Woodrum                  | 60 Cavalier Blvd.        | 21-2680-1           |
| 2022-268-OC        | Shauna Melhaus                 | 60 Cavalier Blvd.        | 21-2688-1           |
| 2022-269-OC        | Kimberly Mullins               | 60 Cavalier Blvd.        | 21-2691-1           |
| 2022-270-OC        | Alex Navarete                  | 60 Cavalier Blvd.        | 21-2694-1           |
| 2022-271-OC        | Jessa Powers                   | 60 Cavalier Blvd.        | 21-2699-1           |

CITY OF FLORENCE CODE ENFORCEMENT BOARD  
MINUTES OF JUNE 1, 2022  
Page 4

|                    |  |                           |                     |
|--------------------|--|---------------------------|---------------------|
| 2022-272-OC        | Markus Resing                              | 60 Cavalier Blvd.         | 21-2734-1           |
| 2022-273-OC        | Joey Reynolds                              | 60 Cavalier Blvd.         | 21-2735-1           |
| 2022-274-OC        | Carol Rodgers                              | 60 Cavalier Blvd.         | 21-2736-1           |
| 2022-275-OC        | Shelby Rupp                                | 60 Cavalier Blvd.         | 21-2740-1           |
| <b>2022-276-OC</b> | <b>Greg Ryan</b>                           | <b>60 Cavalier Blvd.</b>  | <b>21-2741-1 PD</b> |
| 2022-277-OC        | Eileen Schaffstein                         | 60 Cavalier Blvd.         | 21-2742-1           |
| 2022-278-OC        | Kathy Jones                                | 60 Cavalier Blvd.         | 21-2649-1           |
| 2022-279-OC        | Mike McKeown                               | 60 Cavalier Blvd.         | 21-2653-1           |
| 2022-280-OC        | Elaine Mefford                             | 60 Cavalier Blvd.         | 21-2654-1           |
| 2022-281-OC        | Marc Garrison                              | 60 Cavalier Blvd.         | 21-2633-1           |
| 2022-282-OC        | William Grady                              | 60 Cavalier Blvd.         | 21-2634-1           |
| 2022-283-OC        | Dennis Greene                              | 60 Cavalier Blvd.         | 21-2635-1           |
| 2022-284-OC        | Stephanie Hall                             | 60 Cavalier Blvd.         | 21-2637-1           |
| 2022-285-OC        | Robbie Hedger                              | 60 Cavalier Blvd.         | 21-2644-1           |
| 2022-286-OC        | Rola Henson                                | 60 Cavalier Blvd.         | 21-2645-1           |
| <b>2022-287-OC</b> | <b>Randi Jansen</b>                        | <b>60 Cavalier Blvd.</b>  | <b>21-2648-1 PD</b> |
| 2022-288-OC        | Bengles Tots 24-7 Learning                 | 8045-8133 Connector Drive | 22-16-3             |
| 2022-289-OC        | Broadstone RL Portfolio LLC                | 7921 Dream Street         | 22-197-3            |
| 2022-290-OC        | Kentucky Motor Service, Inc.               | 7232 Burlington Pike      | 22-225-2            |
| 2022-291-OC        | Seva at Houston Lakes LLC                  | 3255 Ted Bushelman Blvd.  | 22-233-2            |
| 2022-292-OC        | Muniz Gualpa LLC                           | 8 Drexel Ave.             | 22-31-3             |
| 2022-293-OC        | Digitau USA, Inc. DBA Voipnw PBX           | 8140 Dream Street         | 22-51-3             |
| 2022-294-OC        | VB One LLC                                 | 104 St. Jude Circle       | 21-2164-9           |
| 2022-295-OC        | SFR3-AIC LLC                               | 24 Beverly Place          | 21-2129-8           |
| 2022-296-OC        | Marc and Melanie Collins                   | 7000 Houston Road         | 22-223-3            |
| 2022-297-OC        | HCII-68 Cavalier Boulevard LLC             | 68 Cavalier Blvd.         | 22-229-3            |
| 2022-298-OC        | Cohen Harvey D Trust                       | 7688 Mall Road            | 22-230-3            |
| 2022-299-OC        | Sunrise Florence, Inc.                     | 30 Cavalier Court         | 22-35-4             |
| 2022-300-OC        | FX Florence Road LLC                       | 6985 Houston Road         | 22-58-4             |
| 2022-301-OC        | Kentucky Association of Chiropractors Inc. | 7349 Burlington Pike      | 22-615-1            |
| 2022-302-OC        | Source Providers Inc.                      | 4175 Aero Parkway         | 21-2213-8           |
| 2022-303-OC        | JL Bayridge Inc. DBA Red Wing Shoe         | 8071 Connector Drive      | 21-616-10           |
| 2022-304-OC        | Richard K. Mullins DMD                     | 7205 Dixie Highway        | 21-988-10           |
| 2022-305-OC        | Comprehensive Logistics Company LLC        | 4175 Aero Parkway         | 22-531-2            |

Officer Macaluso requested Case # 2021-86-OC, Citation # MM-2021-117; Case # 2022-30-OC, Citation # 21-2339-2; and Case # 2022-92-OC, Citation # 21-2339-3 issued Sams Company, located at 71 Cavalier Blvd., be reopened and dismissed. They are filed under a company name. Board Member Spille made a motion to reopen the cases. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.** Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**

Officer Macaluso requested Case # 2021-64-OC, Citation # MM-2021-92 and Case # 2021-221-OC, Citation # 21-2030-2 issued to Landings Properties Leasing located at 76 Miriam Drive be dismissed. Owners have two rental properties, not three; therefore, an Occupational License is not required. Board Member Spille made a motion to reopen the cases. Board Member Howard followed with a second. **Motion was carried by unanimous vote.** Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**

Officer Macaluso requested Case # 2022-262-OC, Citation # 21-2670-1 issued to Ruth Vorhees at 60 Cavalier Blvd be dismissed. She has a current Occupational License. Board Member Howard motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**



## CITY OF FLORENCE CODE ENFORCEMENT BOARD

MINUTES OF JUNE 1, 2022

Page 5

**FIRE PREVENTION CASES: (0) NONE****CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (37) Paid (0)**

| Case No.          | City of Florence vs.                 | Citation Location         | Citation No. |
|-------------------|--------------------------------------|---------------------------|--------------|
| 2022-127-PM/NU/ZG | Estate of Marilyn J. Foltz           | 10 Valley Drive           | 22-359-10    |
| 2022-128-NU       | Estate of Marilyn J. Foltz           | 10 Valley Drive           | 22-670-1     |
| 2022-129-ZG       | Izzy's Restaurant                    | 7651 Mall Road            | 22-323-1     |
| 2022-130-NS/SW/PM | ARC CAFEUSA001 LLC                   | 7912 Dream Street         | 22-473-2     |
| 2022-131-NU       | Steven Long                          | 28 Lynn Street            | 22-607-1     |
| 2022-132-NU       | PS Partners III LTD Florence         | 7866 Tanners Lane         | 22-652-1     |
| 2022-133-NU       | Burr Travis III                      | 37 Goodridge Drive        | 22-613-1     |
| 2022-134-PM/NU/ZG | Vincent Burns                        | 26 Julia Ave.             | 22-663-1     |
| 2022-135-PM/NU/ZG | Rex Residential Property Owner A LLC | 21 Lakeshore Drive        | 22-688-1     |
| 2022-136-NU       | Burger King # 1851                   | 7958 US 42                | 22-689-1     |
| 2022-137-PM/NU/ZG | Estate of Marilyn J. Foltz           | 10 Valley Drive           | 22-359-11    |
| 2022-138-NU       | Susan Taylor                         | 501 Kentaboo Ave.         | 22-708-1     |
| 2022-139-PM/NU    | VB One LLC                           | 103 Lexington Ave.        | 22-712-1     |
| 2022-140-PM/ZG    | Willard & Shirley McClintock         | 10 Kennedy Court          | 20-357-9     |
| 2022-141-PM/NU    | TI KC Bravo LLC                      | 7774 Ravenswood Drive     | 22-694-1     |
| 2022-142-PM       | Willard & Shirley McClintock         | 10 Kennedy Court          | 22-59-5      |
| 2022-143-NU       | Byron Griffith                       | 7635 Ewing Blvd.          | 22-729-1     |
| 2022-144-NU       | PS Partners III LTD Florence         | 7866 Tanners Lane         | 22-652-2     |
| 2022-145-ZG       | JCNK Properties LLC                  | 509 Kentaboo Ave.         | 22-659-1     |
| 2022-146-PM       | FD Group 2, LLC                      | 7502 Dixie Highway        | 22-96-4      |
| 2022-147-PM/ZG    | CVH Florence LLC                     | 7843 US 42                | 22-559-1     |
| 2022-148-NU/ZG    | James G. Muench                      | 26 Dortha Ave.            | 22-703-1     |
| 2022-149-NU       | VB One LLC                           | 507 Kentaboo Ave.         | 22-709-1     |
| 2022-150-SW/NU    | MABEF LLC                            | 7503 Industrial Road      | 22-415-1     |
| 2022-151-NU/ZG    | SFR3 050 LLC                         | 48 Miriam Drive           | 22-742-1     |
| 2022-152-SW/NU    | WEC 99J-31 LLC                       | 6801 Dixie Hwy.           | 22-416-1     |
| 2022-153-PM/NU/ZG | Rex Residential Property Owner A LLC | 21 Lakeshore Drive        | 22-688-2     |
| 2022-154-ZG       | VME Properties, LLC                  | 1035 Vandercar Way        | 22-754-1     |
| 2022-155-ZG       | Columbia Sussex Properties LLC       | 7529 Sussex Drive         | 22-465-2     |
| 2022-156-PM       | Turfway Plaza Associates             | 7285 Turfway Road         | 22-538-1     |
| 2022-157-NU       | NKY Community Action Commission      | 8031 Transformation Lane  | 22-839-1     |
| 2022-158-PM/NU/ZG | Estate of Marilyn J. Foltz           | 10 Valley Drive           | 22-359-12    |
| 2022-159-OC/PM/ZG | Kirkwood Investments LLC             | 8435-8439 US 42           | 22-752-1     |
| 2022-160-PM/NU    | FD Group 2, LLC                      | 7502 Dixie Highway        | 22-761-1     |
| 2022-161-SW/NU/PM | Evergreen Apartments Oracle LP       | 8535-8551 Evergreen Drive | 22-278-1     |
| 2022-162-PM/NU/ZG | Charles and Rachel Ritter            | 109 Lee Street            | 22-585-1     |
| 2022-163-NU/ZG    | Wang Meng Zhou                       | 7260 Burlington Pike      | 22-794-1     |

CITY OF FLORENCE CODE ENFORCEMENT BOARD  
MINUTES OF JUNE 1, 2022  
Page 6

**CONTINUED CASES (3):**

**Continued Case # 2021-201-ZG**  
**918 Virginia Ave.**

**City of Florence vs. Craymon Maples**  
**Citation # RD-2021-32**

Officer Deno presented the case as follows: The gravel surface has been replaced with a paved surface; however, there is a RV being stored on a gravel surface next to the garage. The RV is required to be stored on a paved surface. Once the RV is moved to a paved surface, the property will be in compliance.

Craymon Maples appeared and stated the RV can be moved to the concrete area. He inquired if he could place the RV on the area where the RV is currently placed if he paved the area. Chairman Johnson confirmed once the area is paved, the RV can be placed there. Mr. Maples stated it may take a while to pave the surface for the RV. Mr. Johnson inquired as to when Mr. Maples can move the RV to a paved surface to bring the property into compliance until the current storage area can be paved. Mr. Maples stated he would move the RV to the paved surface by the weekend.

Board Member Spille made a motion to dismiss the citation if the RV is moved to a paved surface by Monday. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

**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: Assistant City Attorney Nienaber confirmed Mr. & Mrs. Monroy are currently in the bankruptcy process. Officer Macaluso stated the city cannot take action on any citations at this time.

Kristina Monroy appeared and stated they are currently in bankruptcy and they plan on keeping the house. They are currently working on correcting all violations and are obtaining quotes for the concrete and completing other repairs. Mrs. Monroy stated the shed is currently being worked on and they are working with Boone County Planning and Zoning to obtain a variance on the fence. Ms. Monroy stated they never intended to let the situation escalate and were only trying to help out a friend.

Board Member Spille made a motion to continue the case for ninety days. Board Member Rowland followed with second. **Motion was carried by unanimous vote.**

**Continued Case # 2022-54-ZG**  
**7095 Manderlay Drive**

**City of Florence vs. Amanda (Kennedy) Brown**  
**Citation # 22-66-1**

Officer Deno presented the case as follows: Ms. Kennedy did not appear. Property is not in compliance and there has been no contact from her. Board Member Rowland made a motion to uphold the citation. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**

**ATTORNEY'S REPORT:**

Attorney Nienaber stated litigation is still pending on 10 Valley Drive. A motion has been submitted to the court to appoint a special process server to serve Mr. Foltz, motion is still pending with the judge.

Pine Lake Apartments has changed their name to Lake House Apartments. Negotiations are still ongoing.

CITY OF FLORENCE CODE ENFORCEMENT BOARD  
MINUTES OF JUNE 1, 2022  
Page 7

**ADJOURNMENT:**

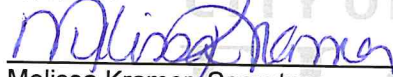
Chairman Johnson reminded the Board the next meeting will be held on July 6, 2022.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Sharp so moved, with a second from Board Member Howard. **Motion passed with unanimous approval of the Board**, the time being 10:38 a.m.

APPROVED:

  
Jim Johnson, Chairman

ATTEST:

  
Melissa Kramer, Secretary

