



## CODE ENFORCEMENT BOARD MINUTES: WEDNESDAY, OCTOBER 5, 2022

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, October 5, 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; and Ki Ransdall, Police Officer.

In the audience: Ousmane Kounta, contested case; Dale Bertram, contested case; Keith Wimsatt, contested case; Andrew Buter, contested case; William Mitchell, contested case; Karla Magallan, contested case; Johnny Eggleston, continued case; and Mary Jo Jones, continued case.

### APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the September 7, 2022 meeting of the Code Enforcement Board. Board Member Sharp motioned to accept the minutes as read with a second from Board Member Howard. Chairman Johnson was absent from the September 7, 2022 meeting and abstained from the vote. **The Board approved 4-0 with abstention from Chairman Johnson.**

### SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

### CONTESTED CASES (6):

**Contested Case # 2022-22-OC/ZG**  
**7503 Industrial Road**  
**Contested by: Ousmane Kounta**

**City of Florence vs. MABEF, LLC**  
**Multiple Citations**

Officer Deno presented the case as follows: Inspection completed on 4/27, observed high grass and weeds; trash and debris; and watercourse debris, courtesy notice sent. Follow up inspection completed on 5/17, no change, issued citation. Second citation issued 6/21. Officer Deno met property owners onsite regarding open violations. All violations for this case are in compliance.

Officer Macaluso presented his case as follows: Case began on 12/28/21, Officer Macaluso observed sign permit violation, temporary advertisement display on the outside of the building, and occupational license violation. Three citations have been issued. Currently, the sign has been placed on the inside of the door and temporary advertising display has been removed. However, the U-Haul business located on the left side of the building does not have an occupational license. The property is not in compliance.

Ousmane Kounta appeared on behalf of MABEF, LLC and stated he hired a contractor to repair all violations and the property is now in compliance.

Chairman Johnson stated all violations are in compliance with the exception of the occupational license. Mr. Kounta stated he was unable to obtain the occupational license without filing his tax returns. He filed for an extension. He has applied for the occupational license and is awaiting on a reply from the city. Mr. Kounta provided a receipt for his occupational license. Officer Macaluso informed Mr. Kounta the receipt he provided is for a renewal of an occupational license for the daycare located on the property. Officer Macaluso informed Mr. Kounta he is required to have a separate

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occupational license for the U-Haul business. Mr. Kounta stated the U-Haul business has been evicted and has been given 30 days to vacate the property. Officer Macaluso stated the issue is the business is still operating without a business license.

Mr. Kounta stated he was under the impression the U-Haul business was permitted to be at the location as long as there are no U-Haul trucks stored at the property. Office Macaluso confirmed the office is permitted in the building; however, an occupational license is still required.

Board Member Howard asked Mr. Kounta if he is collecting rent from the owner of the U-Haul business. Mr. Kounta stated he is receiving a commission from the business.

Board Member Spille made a motion to continue the case 30 days. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.**

**Contested Case # 2021-206-OC**  
**7220 Burlington Pike**  
**Contested by: Karla Magallan**

**City of Florence vs. Healthy Hangout**  
**Multiple Citations**

Officer Macaluso presented the case as follows: Case initiated on 7/23/21, eight citations have been issued. There was confusion regarding the businesses at the property. Officer Macaluso was under the impression there is a singular business at the location; however, there is another business also located at that property address. All citations being contested were issued to Healthy Hangout. Property is currently in compliance.

Karla Magallan appeared on behalf of Healthy Hangout and stated the other business located at that property address is Chill Spa Nutrition. Officer Macaluso confirmed the city is actively pursuing enforcement against Chill Spa Nutrition.

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

**Contested Case # 2022-137-OC**  
**51 Grand Ave.**

**City of Florence vs. Keith Wimsatt**  
**Multiple Citations**

Officer Macaluso presented the case as follows: Property owner of 51 Grand Avenue is operating a painting company out of his house. Case was opened on 4/13/21 and three citations have been issued. Officer Macaluso spoke with Mr. Wimsatt and instructed him to contact the Finance Department to bring the business into compliance. Mr. Wimsatt has completed all requirements and the business is currently in compliance.

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

**Contested Case # 2022-314-NU/ZG**  
**65 Vivian Drive**  
**Contested by: Dale Bertram**

**City of Florence vs. Mary Bertram**  
**Citation # 22-1721-1**

Officer Carpenter presented the case as follows: Case was opened on 8/26 for RV/trailer storage and trash and debris, courtesy notice sent. Citation was issued on 9/6. Property is currently in compliance. Office Carpenter noted the courtesy notice was returned on 9/20. Therefore, it is unlikely the property owners knew of the violation before the citation was issued.

Dale Bertram stated he did not receive the courtesy notice and did not know the property was in violation until the citation was posted on the premises. At that time, the violations were corrected and the property was brought into compliance.

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

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**Contested Case # 2021-285-MU**  
**21 Lakeshore Drive**  
**Contested by: Andrew Buter**

**City of Florence vs. Rex Residential Property Owner A, LLC**  
**Multiple Citations**

Officer Carpenter presented the case as follows: Case was initiated on 4/28, for roof and drainage; high weeds; trash and debris; unlicensed/disabled vehicle; and landscaping conditions. Nineteen citations totaling \$7,450 have been issued with an additional city expense in the amount of \$1,060 being owed. Property is currently in compliance.

Officer Carpenter noted when the case was opened, the mailing address was a South Carolina address; however, recently the mailing address was updated to Dayton, Ohio.

Andrew Buter appeared on behalf of Rex Residential Property Owner A, LLC and stated the property is a rental property recently purchased by his employer. The tenant is no longer residing at the property and all repairs have been completed.

Board Member Spille motioned to dismiss the citations and uphold the city expense in the amount of \$1,060. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2021-126-OC**  
**71 Cavalier Blvd.**  
**Contested by: William Mitchell**

**City of Florence vs. Wealth Wave**  
**Multiple Citations**

Officer Macaluso presented the case as follows: Case was not on the agenda; however, case will be heard due to Mr. Mitchell appearing. Case created on 8/9/21 with six citations being issued for Occupational License violations. Property is currently in compliance.

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

**PARKING CASES: (5) PAID (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-67-AM	Viana Amani	Fair Court	75
2022-68-AM	Michael Rawlings	Fair Court	76
2022-69-AM	Michael Rawlings	Fair Court	77
2022-70-JC	Leslie Silva	Spicewood Ave.	3056
2022-71-JC	Jose Mendoza	7 Roger Lane	3057

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: (0) None****OCCUPATIONAL LICENSE CASES: (129) Paid (12)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-440-OC	Crescent Insurance	7430 US 42	21-2317-1
2022-441-OC	De La Cruz Homes	6603 Dixie Hwy	21-1516-8
2022-442-OC	Allwaste Co. LLC	7430 US 42	21-2312-2
2022-443-OC	Huff Law Offices	7430 US 42	21-2313-1
2022-444-OC	Crescent Insurance	7430 US 42	21-2317-2
2022-445-OC	Fisher Ludlow, Nucor	8045-8059 Dixie Highway	22-1437-1
2022-446-OC	Jo Ann Fabric and Crafts	83-87 Spiral Blvd.	22-1441-1
2022-447-OC	LS Jewelry	7430 US 42	22-1442-1

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<b>2022-448-OC</b>	<b>Neverendz Salon</b>	<b>7100-7102 Dixie Highway</b>	<b>22-1443-1 PD</b>
2022-449-OC	The Next Door Market	8129-8187 Mall Road	22-1460-1
2022-450-OC	Dragons Hoard	8129-8187 Mall Road	22-1463-1
<b>2022-451-OC</b>	<b>Protouch Window Tinting</b>	<b>8127 Mall Road</b>	<b>22-1466-1 PD</b>
2022-452-OC	Northern Kentucky Inspections Inc.	21 Spruce Drive	22-1470-1
2022-453-OC	Padgett Business Services, Inc.	220 Main Street	22-1472-1
<b>2022-454-OC</b>	<b>L. Craig Kendrick, PLLC</b>	<b>6900 Houston Road</b>	<b>22-1473-1 PD</b>
2022-455-OC	Automasters	8665 Haines Drive	22-1474-1
<b>2022-456-OC</b>	<b>Allatrim LLC c/o Joseph Brown</b>	<b>8665 Haines Drive</b>	<b>22-1475-1 PD</b>
2022-457-OC	Fischer Dental Laboratory, Inc.	8415 US 42	22-1476-1
2022-458-OC	Matsuya Japanese Restaurant	7137-7149 Manderlay Drive	22-1478-1
2022-459-OC	Aureus Radiology LLC	4900 Houston Road	22-1481-1
2022-460-OC	Stephanie Frost	4895 Houston Road	22-173-2
2022-461-OC	Muniz Gualpa LLC	8 Drexel Ave.	22-31-5
2022-462-OC	H&R Block	8073 Connector Drive	22-1410-1
<b>2022-463-OC</b>	<b>Amanda Reed</b>	<b>8045-8133 Connector Drive</b>	<b>22-1415-1 PD</b>
2022-464-OC	Jamie Swango	8045-8133 Connector Drive	22-1416-1
<b>2022-465-OC</b>	<b>Ria Underwood</b>	<b>8045-8133 Connector Drive</b>	<b>22-1425-1 PD</b>
<b>2022-466-OC</b>	<b>Olivia Juergens</b>	<b>8045-8133 Connector Drive</b>	<b>22-1427-1 PD</b>
<b>2022-467-OC</b>	<b>Savannah Shipley</b>	<b>8045-8133 Connector Drive</b>	<b>22-1432-1 PD</b>
2022-468-OC	Dollar Tree	7606-7654 Mall Road	22-1496-1
2022-469-OC	Dollar Tree	8449-8459 US 42	22-1497-1
2022-470-OC	Dollar Tree	7277 Turfway Road	22-1498-1
2022-471-OC	Soft Touch Car Wash	8534 US 42	22-1499-1
<b>2022-472-OC</b>	<b>Fuji Steakhouse</b>	<b>7155 Houston Road</b>	<b>22-1502-1 PD</b>
2022-473-OC	The Tile Shop, LLC	7606-7654 Mall Road	22-1504-1
2022-474-OC	Ruwe Family Pharmacy	7220 Burlington Pike	22-1506-1
<b>2022-475-OC</b>	<b>Velocity Bike and Bean</b>	<b>7560-7570 Burlington Pike</b>	<b>22-1509-1 PD</b>
2022-476-OC	Village at the Mall Holdings LLC	7606-7654 Mall Road	22-1511-1
2022-477-OC	Hooters	7200 Houston Road	22-1512-1
<b>2022-478-OC</b>	<b>Dashel Inc. dba The 859 Taproom &amp; Grill</b>	<b>8720 Bankers Street</b>	<b>22-1515-1 PD</b>
2022-479-OC	Taco Bell	7619 Mall Road	22-1520-1
2022-480-OC	Taco Bell	6724 Dixie Hwy.	22-1521-1
2022-481-OC	Taco Bell	8526 US 42	22-1522-1
2022-482-OC	Chipotle Mexican Grill	7915 Dream Street	22-107-2
2022-483-OC	Stacey Vest	4895 Houston Road	22-110-1
2022-484-OC	Arcadia Park III	300 Christian Drive	22-1638-1
2022-485-OC	Arcadia Park I & II	100 Christian Drive	22-1639-1
2022-486-OC	Party City Corp	7606-7654 Mall Road	22-1641-1
2022-487-OC	Rent A Center #06353	8032 Burlington Pike	22-1642-1
2022-488-OC	Family Foot and Ankle Center, Inc.	7711 Ewing Blvd.	22-1643-1
2022-489-OC	Huff Law Offices	7536 US 42	22-1645-1
2022-490-OC	Tinarand LLC	7211 US 42	22-1646-1
2022-491-OC	Colmar Enterprises, LLC dba Menchie's Frozen Yogurt	8544 US 42	22-1651-1
2022-492-OC	Realty Income Properties 24 LLC	430 Meijer Drive	22-1653-1
2022-493-OC	Chester Dix Florence Corp c/o Remke Market	6920 Burlington Pike	22-1662-1
2022-494-OC	Flanigan Contractors Inc.	7800 Dixie Highway	22-1663-1
<b>2022-495-OC</b>	<b>HW Temps Inc. dba HW Staffing Solutions</b>	<b>7102-7120 Turfway Road</b>	<b>22-1665-1 PD</b>
2022-496-OC	Select Comfort Retail Corp	6785 Houston Road	22-1558-1
2022-497-OC	Lamar Asset Management and Realty	7606-7654 Mall Road	22-1560-1



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2022-498-OC	SPM Real Estate AFT LLC	4931 Houston Road	22-1563-1
2022-499-OC	Urgent Dental Care PSC	7901-7905 Mall Road	22-1564-1
2022-500-OC	CFA Staffing	7830-7850 US 42	22-1566-1
2022-501-OC	Chep, USA	4885 Houston Road	22-1568-1
2022-502-OC	Vantiv Holding LLC	7190-7200 Industrial Road	22-1569-1
2022-503-OC	Shreeji Oil LLC	7124 Turfway Road	22-1570-1
2022-504-OC	Chill Out Nutrition	7220 Burlington Pike	22-1573-1
2022-505-OC	Botanica La Buena Suerte	7100-7102 Dixie Highway	22-1696-1
2022-506-OC	Vereit Inc.	390 Meijer Drive	22-1697-1
2022-507-OC	Vereit Operating Partnership	4800 Houston Road	22-1698-1
2022-508-OC	Resource Property Management	99 Saddlebrook Lane	22-1700-1
2022-509-OC	CES Holdings LLC	7110 Dixie Highway	22-1702-1
2022-510-OC	Pamela Potter PSC, DBA The Potter Law Firm	7310 Turfway Road	22-1703-1
2022-511-OC	National Transportation Logistics, LLC	7718-7736 US 42	22-1704-1
2022-512-OC	Maxx Rail Diesel	6602 Dixie Highway	22-1705-1
2022-513-OC	Northern Kentucky Behavioral Health	7000 Houston Road	22-1707-1
2022-514-OC	Robert Herbst DBA America's Foot Center	600 Meijer Drive	22-1708-1
2022-515-OC	Kovarus, Inc.	7118 Manderlay Drive	22-1709-1
2022-516-OC	Turfway Baseline LLC	7102-7120 Turfway Road	22-1710-1
2022-517-OC	Locust Lane Apartments LLC	210-256 Locust Ave.	22-1711-1
2022-518-OC	Staples	7659-7747 Mall Road	22-1479-1
2022-519-OC	Hoseki Homes I LLC	9068 Georgian Court	22-1561-1
2022-520-OC	Action Boulevard Realty LLC	8025 Action Blvd.	22-1766-1
2022-521-OC	Vincent Rettay	8121 US 42	22-1767-1
2022-522-OC	Drinkard Realty LTD	7 Youell Street	22-1768--1
2022-523-OC	TPC Holding LLC	7 Banklick Street	22-1769-1
2022-524-OC	Joseph J. Brown, DMD, PSC	7901-7905 Mall Road	22-1770-1
2022-525-OC	ILOVEKICKBOXING.COM	8537 US 42	22-1771-1
2022-526-OC	Best Upon Request Corporate Inc.	7388 Turfway Road	22-1772-1
2022-527-OC	MB & AM Properties LLC	7000 Houston Road	22-1773-1
2022-528-OC	Sharkhami Inc.	6805 Houston Road	22-1774-1
2022-529-OC	National Reliable Lending LLC DBA NRL Mortgage	7000 Houston Road	22-1775-1
2022-530-OC	Certified Retirement Resources	7426 US 42	22-1777-1
2022-531-OC	WORK4ACE, INC.	7310 Turfway Road	22-1778-1
2022-532-OC	Jaydhiraj Investments LLC	986 Burlington Pike	22-1779-1
2022-533-OC	H.I.S. LLC	6900 Houston Road	22-1781-1
2022-534-OC	H&R Block	7273 Turfway Road	22-1783-1
2022-535-OC	H&R Block	8460-8470 US 42	22-1784-1
2022-536-OC	H&R Block	8136-8188 Mall Road	22-1785-1
2022-537-OC	Marc and Melanie Collins	7000 Houston Road	22-223-5
2022-538-OC	H&R Block	8073 Connector Drive	22-1410-2
2022-539-OC	Metro PSC MS	7107-7129 Turfway Road	22-1744-1
2022-540-OC	NKY Center of Pain and Relief LLC	8780 US 42	22-1746-1
2022-541-OC	Embrace Dental Care PLC	8544 US 42	22-1748-1
2022-542-OC	Metro PSC MS	8201-8223 US 42	22-1749-1
2022-543-OC	Bennett & Bloom Eye Center	6905 Burlington Pike	22-1750-1
2022-544-OC	Pinnacle Southeast LLP	6805 Houston Road	22-1755-1
2022-545-OC	The Master's Martial Arts Academy, Inc.	8400-8414 US 42	22-1757-1
2022-546-OC	Tritech Software Systems	11 Spiral Drive	22-1760-1
2022-547-OC	RPTO KY LLC DBA Rhinopro Truck Outfitters - Kentucky	7525 Industrial Road	22-1763-1

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2022-548-OC	Modern Dentistry	8136-8188 Mall Road	22-1366-1
2022-549-OC	Denigan I LLC	7222 Isaac Lane	22-1557-1
2022-550-OC	Arcadia Park I & II	100 Christian Drive	22-1639-2
2022-551-OC	Party City Corp	7606-7654 Mall Road	22-1641-2
2022-552-OC	Rent A Center #06353	8032 Burlington Pike	22-1642-2
2022-553-OC	Family Foot and Ankle Center, Inc.	7711 Ewing Blvd.	22-1643-2
2022-554-OC	Realty Income Properties 24 LLC	430 Meijer Drive	22-1653-2
2022-555-OC	HW Temps Inc. dba HW Staffing Solutions	7102-7120 Turfway Road	22-1665-2
2022-556-OC	Rami Nawaisser	6650-6652 Highridge Ave.	22-1726-1
2022-557-OC	Bubalo Law PLLC	7310 Turfway Road	22-1732-1
2022-558-OC	Fresenius Medical Care Healthcare	7205 Dixie Highway	22-1735-1
2022-559-OC	Honor Design Pros	8449-8459 US 42	22-1736-1
2022-560-OC	Realty Income Properties 24 LLC	5980 Merchants Street	22-1742-1
2022-561-OC	Belladance, LLC	8605 Haines Drive	22-1743-1
2022-562-OC	Phantasm Vapors	8045-8133 Connector Drive	22-1758-1
2022-563-OC	AllStar Staffing LLC	6900 Houston Road	22-1759-1
2022-564-OC	Real Estate Development LLC	7631-7639 Dixie Highway	22-1761-1
2022-565-OC	Cara Zale LLC	8020 Burlington Pike	22-1764-1
2022-566-OC	Bavarian Motor Services (#314538)	7640 Industrial Road	22-1821-1
2022-567-OC	Ali Lehn Counseling Services Inc. (#314599)	7000 Houston Road	22-1822-1
2022-568-OC	21 East Main LLC DBA Rose & Remington	7659-7747 Mall Road	22-1823-1

Officer Macaluso requested Case No. 2022-503-OC, Citation # 22-1570-1 issued to Shreeji Oil, LLC at 7124 Turfway Road be dismissed. The citation was issued to the previous property owner. Board Member Spille made a motion to dismiss the citation. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2022-417-OC, Citation # 22-1204-1 issued to Mary Muck be reopened and dismissed. The Occupational License was issued to the husband and the lease is under the wife's name. The business is in compliance. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Rowland motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2022-420-OC, Citation # 22-1210-1 issued to Stacie Rutar be reopened and dismissed. She filed her occupational license under a business name. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Sharp Motioned to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (37) Paid (6)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2022-306-NU	Matriarch Florence LLC	7250 Houston Road	22-1488-1 PD
2022-307-PM/NU	Florence Cornerstone LLC	8000 Mall Road	22-1296-1
2022-308-NU/ZG	Penny Lanette Moore	13 Bell Ave.	22-827-6
2022-309-NU	Rock Creek Homes LLC	6024 Belair Drive	22-1633-1 PD
2022-310-ZG	Leia Carter	13 LaCresta Drive	22-1658-1 PD
2022-311-ZG	Charles and Dora Jones	14 Miriam Drive	22-1800-1 PD
2022-312-ZG	Charles and Rachel Ritter	109 Lee Street	22-585-4
2022-313-PM	Brittania Bombardier	237 Surfwood Drive	22-1092-1
2022-314-NU/ZG	Mary Bertram	65 Vivian Drive	22-1721-1
2022-315-NU/PM/ZG	JCNK Properties LLC	509 Kentaboo Ave.	22-1810-1
2022-316-ZG	Andrew E Crowell III Trust & Daggett Family Trust	7501 Woodspoint Drive	22-1788-1
2022-317-NU	Richard & Helen Slade	6 Vivian Drive	22-1789-1

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2022-318-NU/ZG	Penny Lanette Moore	13 Bell Ave.	22-827-7
2022-319-NU/PM/ZG	Vincent Burns	26 Julia Ave.	22-663-5
2022-320-NU	Steven Russell Long Jr.	28 Lynn Street	22-1812-1
2022-321-NU	Zachary T. Jones	4 St. Jude Circle	22-843-3
2022-322-OC/ZG	Richard & Kassi Chamberlain	9433 Gettysburg Lane	22-1819-1
<b>2022-323-NU</b>	<b>Ronnie Willis</b>	<b>981 Oceanage Drive</b>	<b>22-1445-1 PD</b>
2022-324-NU/PM/ZG	Estate of Marilyn J. Foltz	10 Valley Drive	22-359-23
2022-325-NU	Estate of Marilyn J. Foltz	10 Valley Drive	22-670-1
2022-326-ZG	Turfway Plaza Associates	7269 Turfway Road	22-862-3
2022-327-PM/NU/SW	Spartan Villa LLC	407 Kentaboo Ave.	22-441-1
2022-328-PM	Helen Cheyne	210 Center Park Drive	22-1533-1
2022-329-NU	Richard & Helen Slade	6 Vivian Drive	22-1789-2
2022-330-NU	Robert & Carolyn Hall	18 Lee Street	22-1048-4
2022-331-NU	Morris Adkins	86 Goodridge Drive	22-1068-2
2022-332-NU/SW	NADG NNN HTRS (KY)LP	7200 Houston Road	22-1857-1
2022-333-PM	Carla Sparrow	8879 Valley Circle Drive	22-1798-1
2022-334-PM/ZG	Florence Cornerstone LLC	8000 Mall Road	22-1296-2
<b>2022-335-NU</b>	<b>Ronnie Willis</b>	<b>981 Oceanage Drive</b>	<b>22-1445-2 PD</b>
2022-336-NU/PM/ZG	Estate of Marilyn J. Foltz	10 Valley Drive	22-359-24
2022-337-PM	Turfway Plaza Associates	7285 Turfway Road	22-538-5
2022-338-NU	Estate of Marilyn J. Foltz	10 Valley Drive	22-670-9
2022-339-PM/ZG	Willard & Shirley McClintock	10 Kennedy Court	20-357-12
2022-340-NU	Jay Kuhn	99 Kelley Drive	22-1863-1
2022-341-PM	Willard & Shirley McClintock	10 Kennedy Court	22-59-8
2022-342-NU/PM/ZG	FD Group 2 LLC	7502 Dixie Highway	22-761-4

**CONTINUED CASES (3):**

**Continued Case # 2020-397-ZG**  
**7641 Dixie Highway**

**City of Florence vs. Florence DG, LLC**  
**Multiple Citations**

Officer Macaluso presented the case as follows: Received a copy of an approved minor site plan and landscaping needs to be installed for the property to be in compliance. Chairman Johnson stated all fines and city expenses have been paid in full. Officer Macaluso requested the case be continued to spring to allow the property owners time to have the required landscaping installed. Board Member Spille made a motion to continue the case to the May 3, 2023 hearing. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Continued Case # 2020-413-PM/ZG**  
**7505 Sussex Drive**  
**Represented by: Johnny Eggleston**

**City of Florence vs. Reyton Sussex, LLC**  
**Multiple Citations**

Officer Macaluso presented the case as follows: Met on site with Mr. Eggleston regarding violations. Mr. Eggleston provided a contract with Palmer Asphalt to complete the necessary repairs. The property is currently not in compliance as the property owner is waiting on Palmer Asphalt to complete the work.

Johnny Eggleston appeared on behalf of Reyton Sussex, LLC and stated he is waiting on Palmer Asphalt to complete the work. He was informed by Palmer Asphalt they are on the schedule but did not provide a scheduled date.

Board Member Spille made a motion to continue the case for 60 days. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**



CITY OF FLORENCE CODE ENFORCEMENT BOARD

MINUTES OF OCTOBER 5, 2022

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**Continued Case # 2022-292-PM  
6 Sanders Drive**

**City of Florence vs. Mary Jo Jones  
Citation # 22-822-1**

Officer Deno presented the case as follows: Tree is still standing. Property is not in compliance. 9/28 Scott Ray reached out to Officer Deno inquiring if a permit is needed to remove the tree. Mr. Ray stated he was in contact with Ms. Jones to have the tree removed by 10/10.

Mary Jo Jones appeared and stated Scott Ray informed her he was working with contractors to obtain a crane to remove the tree. Ms. Jones has not received further information from Mr. Ray. She has not received a contract from Mr. Ray, just verbal confirmation that he is planning on removing the tree.

Ms. Jones attempted to contact the previous homeowners to have the tree removed; however, the previous owner did not provide a forwarding address.

Board Member Howard made a motion to continue the case for 30 days. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**ATTORNEY'S REPORT:**


Attorney Nienaber advised no new developments on any litigation to report.

**ADJOURNMENT:**

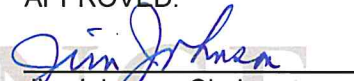
Chairman Johnson reminded the Board the next meeting will be held on November 2, 2022.

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 10:42 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman

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