



**Florence City Council
Business Meeting
Tuesday, January 24, 2023
6:00 p.m.**

MINUTES

The City Council of the City of Florence, Kentucky, met in regular session on Tuesday, January 24, 2023, at 6:00 p.m. at the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, with Mayor Julie M. Aubuchon presiding as chair.

CALL TO ORDER & WELCOME:

Mayor Julie M. Aubuchon called the regular meeting to order and declared the regular session open for the presentation of all city business.

ROLL CALL:

The roll was called, and the following five (5) members of council were registered present: Mel Carroll, Lesley Chambers, Jenna Kemper (Vice-Mayor), David Osborne, and Gary Winn. Councilmember Patricia Wingo was absent.

Staff members present were: Assistant City Attorney, Thomas Nienaber; Fire/EMS Chief, Rodney Wren; Chief of Police, Tom Grau; Public Services Director, Eric Hall; Business & Community Development Director, Joshua Hunt; City Clerk, Melissa Kramer; Videographer, Perry Weber; and Police Sergeant, Jon Newton.

The following were also present in the audience: Firefighter/Paramedic, Craig Emerson; Firefighter/Paramedic, Tim Mitchell; St. Elizabeth Healthcare Representative, Betty McGee, Clinical Education Specialist; Members of the Florence Fire/EMS Department; Fire/EMS Department, Assistant Chief Chris Miller; Viox and Viox Representatives; Representatives of Plantation Luxury Flats, LLC; RSL Commercial Architecture Representative, Steve Starkey; and Resident of Florence, Thomas Judd.

APPROVAL OF MINUTES:

Mayor Aubuchon called for a motion to approve the minutes of the January 10, 2023, business meeting. Councilmember Winn motioned to approve the minutes with a second from Councilmember Carroll. **All councilmembers present voted aye.**

RECOGNITION:

Mayor Aubuchon called upon Fire/EMS Chief, Rodney Wren with regard to the recognition of Florence Fire/EMS Department personnel. Chief Wren introduced Betty McGee, Clinical Education Specialist, with St. Elizabeth Healthcare.

Ms. McGee expressed her appreciation for the collaboration between the Florence community and St. Elizabeth Healthcare. Ms. McGee explained Target Stroke is a nationwide initiative started by the American Heart Association in 2010 which focuses on improving stroke care. She explained there are many factors that play into the decision-making process and the sooner the patient is in their hands, the quicker the process can begin. During the month of October 2022, Florence Fire/EMS Personnel were involved in the transport of a stroke patient leading to the fastest door to needle delivery of t-PA for the St. Elizabeth Healthcare system. Florence Fire/EMS Personnel delivered a patient to the St. Elizabeth Florence Emergency Department in fifty-five minutes for the fastest D2N time.

On behalf of St. Elizabeth Healthcare and the American Heart Association, Ms. McGee recognized Firefighter/Paramedic Craig Emerson and Firefighter/Paramedic Tim Mitchell for their service. Ms. McGee presented them with a certificate and a pink brain pin.

In addition to Firefighter/Paramedic Craig Emerson and Firefighter/Paramedic Tim Mitchell, Mayor Aubuchon recognized the Florence Fire/EMS Department for their awards received on Saturday evening at the Northern Kentucky Firefighters Association Banquet. Mayor Aubuchon was appreciative of having the opportunity to attend the banquet and called upon Chief Wren with regard to the awards received. Chief Wren stated the City of Florence Fire/EMS Department received the Department of the Year Award.

Councilmember Carroll expressed his appreciation for the Fire/EMS Department.

DISCUSSION AND POSSIBLE ACTION – ORDINANCE O-1-23:

Mayor Aubuchon called upon Joshua J. Hunt, Business and Community Development Director, with regard to discussion and possible action with regard to Ordinance O-1-23.

Mr. Hunt referred to his PowerPoint presentation and identified the proposed project located at 7897 Mall Road. He stated the site is the former Beechmont Optical Site and is owned by Western Southern Financial. The site had not been developed due to land restrictions. The land restrictions have expired and the proposed project is for a new to the market, fast food restaurant, Taco John's. Taco John's is a Midwest chain which originated in Utah. Mr. Hunt stated there are currently 327 Taco John's throughout the United States and the closest one to us is Indianapolis and another in Western Kentucky. Mr. Hunt showed a series of building renderings and stated the building will be predominately brick. Mr. Hunt identified the site plan and stated the plan exceeds all current parking standards. The submitted concept plan shows 19 parking spaces and a 2,280 square foot building which will seat 38 internally. Conditions associated with the approval include a crosswalk from the Taco John property line to connect to the north property line on Plaza Boulevard, dumpster enclosure to match the brick, rooftop mechanicals must be screened and a retaining wall shall be constructed.

The Florence Planning & Zoning Committee met and recommended approval with no additional comments or public hearings. Councilmember Winn, member of the Florence Planning & Zoning

Committee recommended approval based on the recommendation from Boone County Planning Commission.

No further questions or comments were necessitated. Therefore, Mayor Aubuchon read Ordinance O-1-23. An Ordinance Adopting and Approving a Concept Development Plan in a Commercial Two / Planned Development / Mall Road Overlay (C-2/PD/MR) District for an approximate 1.4 acre site located at 7897 Mall Road, Florence, Kentucky, to allow an eating and drinking establishment with a drive through facility. (Taco John's)

The effect of this Ordinance is to allow an eating and drinking establishment with a drive through facility on approximately 1.4 acres located at 7897 Mall Road, Florence, Kentucky. The property is currently zoned Commercial Two/Planned Development/ Mall Road Overlay (C-2/PD/MR).

The full text of Ordinance O-1-23 including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-1-23. Councilmember Winn motioned to approve, with a second from Councilmember Carroll. **All councilmembers present voted aye.**

DISCUSSION AND POSSIBLE ACTION – ORDINANCE O-2-23:

Mayor Aubuchon called upon Joshua J. Hunt, Business and Community Development Director, with regard to discussion and possible action regarding Ordinance O-2-23, Plantation Luxury Flats, LLC.

Mr. Hunt referred to his PowerPoint presentation and identified the proposed project site area. Mr. Hunt stated the project was a recruitment project and will be the first ever true mixed use first floor retail with residential on top within the city. The proposed concept is for a 4 story building with 87,637 square feet with 8,879 square feet in the basement, 22,253 square feet on the first floor (commercial area with office and service areas), and the three floors having 18,835 square feet of residential use. The site will have 48 residential units with 36 two bedroom units and 12 one bedroom units. The site will have outside patio seating, a 30' x 60' multi-use court and 181 parking spaces proposed which exceeds the requirements. No variances or special consideration of the project were required. Mr. Hunt showed renderings of the project and explained the concept plan.

Through the Boone County Planning Commission Public Hearings, Mr. Hunt stated two public comments were received from residents on Waverly Place. Resident at 1830 Waverly was concerned with the retail use, added traffic, and potential odor of garbage in the winter and safety over time. The resident at 1822 Waverly was concerned the project looked like a hotel. Mr. Hunt stated the proposed project will have a heavily buffered vegetation on the rear side which abuts the residential properties.

The Florence Planning & Zoning Committee met and recommended approval with no additional comments or public hearings. Councilmember Winn noted the units could still be developed as condos.

Mayor Aubuchon inquired with regard to elevators in the building. Mr. Hunt stated there will be an elevator in the center of the building.

Councilmember Kemper inquired with regard to the proposed site location and the proximity to Starbuck's. Mr. Hunt identified the proposed project area on the map rendering and confirmed the location.

Councilmember Carroll inquired with regard to retail tenants. Mr. Hunt stated there had been interest in the property but no definite tenants as yet.

Councilmember Carroll inquired with regards to the use of the basement. Mr. Hunt called on Steven Starkey, in the audience, representatives of the project architects, RSL Commercial Architecture. Mr. Starkey stated the basement could possibly be used as storage for the tenants and undefined amenities.

Councilmember Kemper was concerned with the proximity to the elementary school and privacy of the children on the playground. Mr. Hunt explained a corner of the property will abut the school and will be heavily vegetated.

Councilmember Kemper inquired with regard to notification to the school of the proposed project. Mr. Hunt stated the Boone County Planning Commission notifies adjacent properties through the review process. Through discussion with the Superintendent, Mayor Aubuchon stated they were aware and an analysis is customarily performed for the projects.

No further questions or comments were necessitated. Therefore, Mayor Aubuchon read Ordinance O-2-23. An Ordinance Adopting and Approving a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) District for an approximate 3.9 acre site, located along the south side of Cavalry Drive, between Richmond Road and Wetherington Boulevard, approximately 650 feet west of Wetherington Boulevard, being directly south of the intersection of Express Street with Cavalry Drive and having a Parcel Identification Number (PIDN) of 062.00-00-131.35, Florence, Kentucky, to allow a mixed use building having retail, service and office uses and 48 multi-family residential units. (Plantation Luxury Flats, LLC)

The effect of this Ordinance is to allow a mixed use building having retail, service and office uses and 48 multi-family residential units in a Commercial Two/Planned Development District.

The full text of Ordinance O-2-23, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-2-23. Councilmember Carroll motioned to approve, with a second from Councilmember Osborne. **All councilmembers present voted aye.**

DISCUSSION AND POSSIBLE ACTION – ORDINANCE O-3-23:

Mayor Aubuchon called upon Joshua J. Hunt, Business and Community Development Director, with regard to discussion and possible action for Ordinance O-3-23 relating to a request by Ford's Garage.

Mr. Hunt referred to his PowerPoint presentation and identified the lighting in their request through renderings. The request is for the red colored projector lights and flood lights, as well as, the old style gas pumps with the Ford's Garage gas logo. The gas pumps are considered signage. Conditions associated with the projector lights and flood lights shall be limited to one color a day without any blinking or special effects. While red is the preferred color, they have requested the lights be changed to other colors for special occasions, such as green lighting for St. Patrick's Day.

The Florence Planning & Zoning Committee met and recommended approval with no additional conditions or public hearings.

No further questions or comments were necessitated. Therefore, Mayor Aubuchon read Ordinance O-3-23. An Ordinance Adopting and Approving a Zoning Map Amendment for a Special Sign District in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District for an approximate 1.2 acre site located at 4911 Houston Road, Florence, Kentucky, to allow projector lights, flood lights and two non-functional vintage gasoline pumps. (Ford's Garage)

The effect of this Ordinance is to allow a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (C-2/PD/HDO) District, which would allow projector lights, flood lights and two non-functional vintage gasoline pumps. This Ordinance does not change the zoning of the site, but approves a zoning map amendment for a Special Sign District based on its current zoning.

The full text of Ordinance O-3-23, including its Exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, during regular office hours.

Mayor Aubuchon called for a motion to approve the first reading of Ordinance O-3-23. Councilmember Winn motioned to approve, with a second from Councilmember Osborne. **All councilmembers present voted aye.**

RESOLUTION R-2-23:

Mayor Aubuchon read Resolution R-2-23. A Resolution Awarding the Florence Aquatic Center Management Agreement to Swimsafe, Inc., for the 2023 Season and authorizing the opening of the Florence Aquatic Center for the 2023 Season.

Councilmember Chambers stated the revenues and expenditures provided to councilmembers she believed reflected record revenues the past year with regard to the Florence Aquatic Center. She wanted to ensure the city would continue to collaborate with members of the community for advertising for the upcoming season to offset the costs of the aquatic center to taxpayers.

Mayor Aubuchon called for a motion to approve Resolution R-2-23. Councilmember Kemper motioned to approve, with a second from Councilmember Chambers. **All councilmembers present voted aye.**

MAYOR'S REPORT:

- Mayor Aubuchon reminded everyone the Florence Police Department will hold their Police Citizen's Academy beginning February 9. The eight week class will be held on Thursdays from 6:30-9:30 p.m. The application is available on the City of Florence Website. Please contact the Florence Police Department at 859.647.5420 for more information.

Chief Grau stated the spots are filling quickly.

- Mayor Aubuchon announced the city will be sending Valentines and candy to the city's adopted unit, Renegade Company, currently deployed overseas. Mayor Aubuchon encouraged everyone to drop off cards and individually wrapped candy to the Florence Government Center Mayor's office.
- Mayor Aubuchon announced the Florence Fire/EMS Department, in addition to the Department of the Year Award, received the Emergency Medical Service Award. She stated Boone County PSCC also received an award.
- Mayor Aubuchon commended the Public Services Department for maintaining and clearing the city streets this past weekend during the snow.

Public Services Director, Eric Hall, stated the crews were able to treat the roads before the storm started. With regard to the pending snow storm this evening, he stated crews are scheduled to be in at 11:00 p.m. to treat the roads.

RECOGNITION:

Mayor Aubuchon asked if any of the following desired recognition:

Members of City Council:

None desired recognition.

Department Heads:

Fire/EMS Chief, Rodney Wren:

Chief Wren did not desire recognition.

Public Services Director, Eric Hall:
Mr. Hall did not desire recognition.

Chief of Police, Tom Grau:
Chief Grau did not desire recognition.

Members of the Audience:
No recognition requested from the audience.

CLOSED SESSION:

There was no need for Closed Session.

ADJOURNMENT:

There being no further business to come before the Council, Mayor Aubuchon called for a motion to adjourn. Councilmember Carroll so moved, with a second from Councilmember Winn. **Councilmembers present voted aye**, the time being 6:30 p.m.

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk

APPROVED:

/s/ Julie M. Aubuchon
Julie M. Aubuchon, Mayor

