



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, FEBRUARY 1, 2023**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, February 1, 2023 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: Jerry Ward, contested case; Jennifer Houston, contested case; Julie Keller, contested case, Joe Mangiafico, and Gina Smith, continued case, John Sedenberg, continued case.; Bill Fecker, continued case; Chris Johnson, continued case; and Chris Eubank, contested case.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the January 4, 2023 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 (5):

**Contested Case # 2022-307-PM/NU
8000 Mall Road
Contested by: Jerry Ward**

**City of Florence vs. Florence Cornerstone
Multiple Citations**

Officer Macaluso presented the case as follows: Property is located on the corner of Mall Road and Heights Blvd. Inspection completed on 7/27/22, observed overgrown landscaping and weeds, courtesy notice sent. First citation issued on 8/31/22. Officer Macaluso received a call from Planet Fitness who stated property is not their responsibility. Officer Macaluso informed them the city does not maintain private property. Second citation issued on 9/22/22. Received phone call from Mr. Jerry Ward explaining there is a CORA agreement with the businesses located in that area including Menards and Costco. However, the agreement does not state the City of Florence is responsible for maintaining the property. Mr. Ward stated Menards is responsible for that area. Officer Macaluso informed Mr. Ward that the City of Florence holds the owner responsible regardless of any agreements. Property is currently in compliance. Two citations issued, and one lien filed with a city expense of \$46.00. One payment was made in the amount of \$100.00. Current balance due is \$346.00.

Jerry Ward appeared on behalf of Florence Cornerstone and stated due to the location, there were some confusion as to who is responsible for maintenance to this area. After some research, it was discovered the land is part of the CORA agreement and should be maintained by Menards. Mr. Ward contacted Menards regarding the issued and Mendards has assured Mr. Ward they will keep the property maintained.

Chairman Johnson motioned to dismiss the citations and use part of the previous payment made to cover the city expense in the amount of \$46.00. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

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Contested Case # 2023-102-OC
8136-8188 Mall Road
Contested by: Jennifer Houston

City of Florence vs. Mathnasium, LLC
Multiple Citations

Officer Macaluso presented the case as follows: 8/9/22 received notification from the Finance Department that the occupational license was not in compliance, courtesy notice sent. First citation issued on 10/10/22 and second citation issued on 1/11/23. Occupational License is currently in compliance.

Jennifer Houston appeared on behalf of Mathnasium, LLC.

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

Contested Case # 2022-561-OC
8605 Haines Drive
Contested by: Julie Keller

City of Florence vs. Belladance, LLC
Multiple Citations

Officer Macaluso presented the case as follows: 8/30/22 received notification from the Finance Department that the occupational license was not in compliance, courtesy notice sent. First citation issued on 9/26/22, second citation issued on 12/15/22, and third citation issued on 1/11/23. Occupational License is currently in compliance.

Julie Keller appeared on behalf of Belladance, LLC and stated the notices were not being sent to the correct mailing address and requested confirmation that the mailing address has been updated. Officer Macaluso stated he would confirm with the Finance Department that the mailing address has been updated.

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

Contested Case # 2022-812-OC
71-75 Cavalier Blvd.

City of Florence vs. Joe Mangiafico
Multiple Citations

Officer Macaluso presented the case as follows: 7/19/22 received notification from the Finance Department that the occupational license was not in compliance, courtesy notice sent. First Citation issued on 12/13/22 and second citation was issued on 1/9/23. Property is not in compliance, pending 2020, 2021, and 2022 renewals.

Joe Mangiafico appeared and stated he went to the Finance Department after receiving the citation to see what needed to be done to bring the occupational license into compliance. He explained he had been having trouble due to his accountant being in the hospital. Officer Macaluso inquired if Mr. Mangiafico is on a federal extension. Mr. Mangiafico stated he is not on a federal extension. Officer Macaluso confirmed that the 2022 returns are not due until April and Mr. Mangiafico needs to complete the 2020 and 2021 returns to be in compliance. Mr. Mangiafico stated he plans to have the occupational license into compliance by the end of the day.

Board Member Howard motioned to continue the case to the March meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2022-673-OC
1035 Vandercar Way
Contested by: Calvin Proulx

City of Florence vs. Phenix Salon Suites
Multiple Citations

Officer Macaluso presented the case as follows: No one appeared on behalf of Phenix Salon Suites. Officer Macaluso stated the property is in compliance. Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

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PARKING CASES: (6) PAID (1)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-1-PC	Cherif Kane	Fair Court	120
2023-2-PC	Tiffany Wilson	Fair Court	121
2023-3-PC	Debra Marshall	61 Bustetter	122
2023-4-TL	Ali Mohamed Hashi	Fair Court	1304
2023-5-TL	Jose Luis Ramirez Chun	Fair Court	1305
2023-6-JW	Sewoleen Kapriel	7153 Spruce	3095 PD

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 carried by unanimous vote.**

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES: (170) Paid (14)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-1-OC	Schneider Electrical Buildings	500 Meijer Drive	22-2062-1
2023-2-OC	Pizza Hut	7951-7965 Mall Road	22-2069-1
2023-3-OC	2 Chefs LLC	7708 Dixie Highway	22-2071-1
2023-4-OC	Big Blue Moving	71-75 Cavalier Blvd	22-1220-3
2023-5-OC	Payton Schulkers dba Colsen Ire Salon & Style Lounge	7606-7654 Mall Road	22-1314-4
2023-6-OC	Modern Dentistry	8136-8188 Mall Road	22-1366-3
2023-7-OC	EMMAX Properties, LLC	8729 US 42	22-1877-2 PD
2023-8-OC	Ycosk LLC	7525 Industrial Road	22-1878-3
2023-9-OC	Samantha Grove Counseling LLC	7000 Houston Road	22-1911-3
2023-10-OC	Phenix Salon Suites	1035 Vandercar Way	22-1920-3
2023-11-OC	Nothing Bundt Cake	4960 Houston Road	22-1921-3
2023-12-OC	Allied Communications Corp. DBA Boos Mobile	6700-6704 Dixie Highway	22-1930-3
2023-13-OC	RSK Properties LLC	7333 Burlington Pike	22-1935-3
2023-14-OC	Jefferson Newbern DMD dba Aspen Dental	7668 Mall Road	22-1937-3
2023-15-OC	Sleep Outfitters USA LLC	7690 Mall Road	22-2033-2
2023-16-OC	My Guy Auto Repair	7525 Industrial Road	22-2034-2
2023-17-OC	Take 5 Oil Change	8114 US 42	22-2037-2
2023-18-OC	Encore Rehabilitation Services LLC	6975 Burlington Pike	22-2047-2
2023-19-OC	Heritage Cincinnati Insurance Agency LLC	7000 Houston Road	22-2057-2
2023-20-OC	Caliber Collision Centers	5980 Merchants Street	22-2059-2 PD
2023-21-OC	Stap Industries	8136-8188 Mall Road	22-2061-2
2023-22-OC	NKY Tax Multiservice LLC	8001 Dream Street	22-2245-1 PD
2023-23-OC	Preservation Management Inc.	100 Christian Drive	22-2301-2
2023-24-OC	Revisions Redevelopment Company	4895 Houston Road	22-2039-2
2023-25-OC	Kentucky Botanical Co.	264-266 Main Street	22-2041-2 PD
2023-26-OC	CHCT Kentucky	47-49 Cavalier Blvd.	22-2042-2 PD
2023-27-OC	Schneider Electrical Buildings	500 Meijer Drive	22-2062-2
2023-28-OC	Pizza Hut	7951-7965 Mall Road	22-2069-2
2023-29-OC	Family First Vision Care KY	7623-7627 Mall Road	22-2070-2
2023-30-OC	2 Chefs LLC	7708 Dixie Highway	22-2071-2
2023-31-OC	Houston Shoppes - One LLC	6805 Houston Road	22-2072-2
2023-32-OC	FEC, LLC	73 Cavalier Blvd.	21-1551-6

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2023-33-OC	Amy Gardner DBA Tranquil Palms	1515 Cavalry Drive	22-1912-4
2023-34-OC	Tram Properties LLC	7911 Mall Road	22-1917-4
2023-35-OC	Ayodele Akinyemi	60-62 Bustetter Drive	22-2040-1
2023-36-OC	Mirror Image Photo booth LLC	73 Cavalier Blvd.	21-1580-6
2023-37-OC	Jackson Hewitt	7625 Doering Drive	22-1549-3 PD
2023-38-OC	Vincent Rettay	8121 US 42	22-1767-3
2023-39-OC	Sharkhami Inc.	6805 Houston Road	22-1774-3
2023-40-OC	President Tuxedo	7659-7747 Mall Road	22-1776-4
2023-41-OC	H.I.S. LLC	6900 Houston Road	22-1781-3
2023-42-OC	H&R Block	7273 Turfway Road	22-1783-4
2023-43-OC	H&R Block	8460-8470 US 42	22-1784-4
2023-44-OC	H&R Block	8136-8188 Mall Road	22-1785-4
2023-45-OC	21 East Main LLC dba Rose & Remington	7659-7747 Mall Road	22-1823-2
2023-46-OC	RTD Holdings, LLC	6303-6307 Clark Street	22-2256-2
2023-47-OC	Evexia Group, LLC	71-75 Cavalier Blvd	22-1148-2
2023-48-OC	Toubl Contracting Inc.	71-75 Cavalier Blvd	22-1150-2
2023-49-OC	Tequila Housley	71-75 Cavalier Blvd	22-1151-2
2023-50-OC	Lewis Tree Service, Inc.	71-75 Cavalier Blvd	22-1159-2
2023-51-OC	Health Markets	71-75 Cavalier Blvd	22-1160-2
2023-52-OC	Titan Mechanical	71-75 Cavalier Blvd	22-1163-2
2023-53-OC	Integrity Concepts	71-75 Cavalier Blvd	22-1164-2
2023-54-OC	Joe Mangiafico	71-75 Cavalier Blvd	22-1175-2
2023-55-OC	Todd Breckel	71-75 Cavalier Blvd	22-1176-2
2023-56-OC	Breckel & Merrick	71-75 Cavalier Blvd	22-1178-2
2023-57-OC	Padgett Business Services	71-75 Cavalier Blvd	22-1180-3
2023-58-OC	Advantage Roofing	71-75 Cavalier Blvd	22-1183-3
2023-59-OC	La Oficina LLC	71-75 Cavalier Blvd	22-1185-2 PD
2023-60-OC	Allied Universal	71-75 Cavalier Blvd	22-1186-3
2023-61-OC	Little Sunshine Photography	71-75 Cavalier Blvd	22-1191-1
2023-62-OC	Cortech	71-75 Cavalier Blvd	22-1193-2
2023-63-OC	National FEC	71-75 Cavalier Blvd	22-1196-1
2023-64-OC	NKY Chiro Spine & Injury	71-75 Cavalier Blvd	22-1199-2
2023-65-OC	Adam Marit	71-75 Cavalier Blvd	22-1205-3
2023-66-OC	SLR International Corp.	71-75 Cavalier Blvd	22-1207-3
2023-67-OC	Loc Nguyen	71-75 Cavalier Blvd	22-1211-3
2023-68-OC	Fortinet	71-75 Cavalier Blvd	22-1212-1
2023-69-OC	Allegiance Staffing	71-75 Cavalier Blvd	22-1218-2
2023-70-OC	Cortaggio	71-75 Cavalier Blvd	22-1236-3
2023-71-OC	United Steel Workers	71-75 Cavalier Blvd	22-1239-2
2023-72-OC	Breca Consulting	71-75 Cavalier Blvd	22-1240-1
2023-73-OC	Lendkey Technologies, Inc.	71-75 Cavalier Blvd	22-1241-2
2023-74-OC	Muna Transportation	71-75 Cavalier Blvd	22-1242-1
2023-75-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd	22-1243-2
2023-76-OC	Kristina Ashley	71-75 Cavalier Blvd	22-1248-2 PD
2023-77-OC	Cutler Real Estate	71-75 Cavalier Blvd	22-1249-3
2023-78-OC	Sanitation Specialist	71-75 Cavalier Blvd	22-1284-2
2023-79-OC	Retirement Security	71-75 Cavalier Blvd	22-1290-2
2023-80-OC	Amanda LePage LMT	71-75 Cavalier Blvd	22-1291-1
2023-81-OC	Advanced Construction Services, LLC	7660 Industrial Road	22-1438-1
2023-82-OC	Jimmy John's	8747 U S42	22-1517-1

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2023-83-OC	Emerald Properties LLC	6895 Burlington Pike	22-1550-1
2023-84-OC	Source Providers Inc.	4175 Aero Parkway	21-2213-11
2023-85-OC	Liberty Mutual Insurance Co.	500 Meijer Drive	22-1444-2
2023-86-OC	Northern Kentucky Inspections Incorp.	21 Spruce Drive	22-1470-3 PD
2023-87-OC	Automasters	8665 Haines Drive	22-1474-2
2023-88-OC	Matsuya Japanese Restaurant	7137-7149 Manderlay Drive	22-1478-2
2023-89-OC	Staples, The Office Superstore	7659-7747 Mall Road	22-1479-4
2023-90-OC	Dollar Tree	7606-7654 Mall Road	22-1496-3
2023-91-OC	Dollar Tree	8449-8459 US 42	22-1497-4
2023-92-OC	Dollar Tree	7277 Turfway Road	22-1498-4
2023-93-OC	Locust Lane Apartments LLC	210-256 Locust Ave.	22-1711-5
2023-94-OC	AllStar Staffing LLC	6900 Houston Road	22-1759-3
2023-95-OC	Tritech Software Systems	11 Spiral Drive	22-1760-3
2023-96-OC	Real Estate Development LLC	7631-7639 Dixie Hwy	22-1761-3
2023-97-OC	Mike's Fish and Chicken Turfway	7269 Turfway Road	22-308-8
2023-98-OC	Southern Cross	71 Cavalier Blvd.	21-2341-5
2023-99-OC	Correa Family LLC	7205 Houston Road	21-614-15
2023-100-OC	Citimark Properties	71-75 Cavalier Blvd	22-1158-1 PD
2023-101-OC	Mark D. Kroger, M.S.	8136-8188 Mall Road	22-1360-3
2023-102-OC	Mathnasium	8136-8188 Mall Road	22-1391-2
2023-103-OC	The Ritz Ball Room Dance Studio	8136-8188 Mall Road	22-1392-2 PD
2023-104-OC	Straus Tobacconist	8136-8188 Mall Road	22-1394-2
2023-105-OC	Resource Employment	8045-8133 Connector Drive	22-1411-5
2023-106-OC	Cathy Kitchen	8045-8133 Connector Drive	22-1412-1
2023-107-OC	Total Package Express	75 Cavalier Blvd.	22-1528-9
2023-108-OC	Turfway BaceLine LLC	7102-7120 Turfway Road	22-1710-5
2023-109-OC	Belladance, LLC	8605 Haines Drive	22-1743-3
2023-110-OC	Bennett & Bloom Eye Center	6905 Burlington Pike	22-1750-3
2023-111-OC	Spirit SPE Portfolio 2004-6 LLC	7843 US 42	22-779-2
2023-112-OC	Rally's	7843 US 42	22-780-2
2023-113-OC	Harrison Roofing	71 Cavalier Blvd.	21-2263-7
2023-114-OC	Precise Paralegal LLC	7430 US 42	21-2315-2
2023-115-OC	Jackson Hewitt	8045-8133 Connector Drive	22-1408-3 PD
2023-116-OC	Taco Bell	7619 Mall Road	22-1520-4
2023-117-OC	Taco Bell	6724 Dixie Hwy	22-1521-4
2023-118-OC	Taco Bell	8526 US 42	22-1522-4
2023-119-OC	United Household Rental Inc. (UHR Rent)	7107-7129 Turfway Road	22-1546-4
2023-120-OC	Bridge Point Propco LLC	7300 Woodspoint Drive	22-1547-4
2023-121-OC	Urgent Dental Care PSC	7901-7905 Mall Road	22-1564-3
2023-122-OC	Party City Corp	7606-7654 Mall Road	22-1641-5
2023-123-OC	Rent A Center	8032 Burlington Pike	22-1642-5
2023-124-OC	Chester Dix Florence Corp. c/o Remke Market	6920 Burlington Pike	22-1662-5
2023-125-OC	Pamela Potter PSC, DBA The Potter Law Firm	7310 Turfway Road	22-1703-2
2023-126-OC	Broadstone RL Portfolio LLC	7921 Dream Street	22-197-5
2023-127-OC	J&L Furniture, Inc.	7851 Tanners Lane	22-273-5
2023-128-OC	Muniz Gualpa LLC	8 Drexel Ave.	22-31-6
2023-129-OC	Harihar, LLC DBA Subway	71007-7129 Turfway Road	22-56-5
2023-130-OC	Quest Properties	71 Cavalier Blvd.	21-2286-7
2023-131-OC	Crescent Insurance	7430 US 42	21-2317-3
2023-132-OC	Acosta	7426 US 42	21-2320-3

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2023-133-OC	Curt Curley	60 Cavalier Blvd	21-2625-1
2023-134-OC	Steffanie Dadosky	60 Cavalier Blvd	21-2626-1
2023-135-OC	Brigid Decker	60 Cavalier Blvd	21-2628-1
2023-136-OC	Mollie Eichenberg	60 Cavalier Blvd	21-2629-1
2023-137-OC	Chiropractic Family Wellness	7276 Burlington Pike	22-1544-3
2023-138-OC	Houston Shoppes - One LLC	6805 Houston Road	22-2072-3
2023-139-OC	Aplha's Hometown Pizza & Pasta LLC	8460-8470 US 42	22-2318-1 PD
2023-140-OC	Araceli Entertainment LLC	8405 US 42	22-2319-1
2023-141-OC	CEC Entertainment, Inc.	7635 Mall Road	22-2320-1
2023-142-OC	RMH Franchise Corp. Applebees	7383 Turfway Road	22-2324-1 PD
2023-143-OC	Taqueria Guatemonteca LLC	7107-7129 Turfway Road	22-2325-1
2023-144-OC	7708 Dixie LLC	7708 Dixie Highway	22-2334-1
2023-145-OC	Greg's Affordable Car Repair	7851 Tanners Lane	22-306-5
2023-146-OC	TSO, PLLC	7205 Dixie Highway	22-1667-1
2023-147-OC	Donna Berlin	60 Cavalier Blvd	21-2606-1
2023-148-OC	Brandon Black	60 Cavalier Blvd	21-2607-1
2023-149-OC	Ciara Cassity	60 Cavalier Blvd	21-2614-1
2023-150-OC	CIVFI-KY1B0 1 & KY1B02, LLC	7107-7115 Industrial Road	21-2823-9
2023-151-OC	PC Repair Shack	235 Main Street	21-3037-3
2023-152-OC	B. Zaitz & Sons	71-75 Cavalier Blvd	22-1154-1
2023-153-OC	Masterpiece Stratgy	71-75 Cavalier Blvd	22-1213-1
2023-154-OC	Big Blue Moving	71-75 Cavalier Blvd	22-1220-1
2023-155-OC	Advance Lock Service, Inc.	7357 Burlington Pike	22-1543-2
2023-156-OC	Select Comfort Retail Corp	6785 Houston Road	22-1558-4
2023-157-OC	Chill Out Nutrition	7220 Burlington Pike	22-1573-4
2023-158-OC	Family Foot and Ankle Center, Inc.	7711 Ewing Blvd.	22-1643-3
2023-159-OC	Huff Law Office	7536 US 42	22-1645-2
2023-160-OC	Sweet EDGE Florence LLC DBA Nothing Bundt Cake	4960 Houston Road	22-1921-4
2023-161-OC	Allied Communications Corp. DBA Boos Mobile	6700-6704 Dixie Highway	22-1930-4
2023-162-OC	RSK Properties LLC	7333 Burlington Pike	22-1935-4
2023-163-OC	Burlington Pike Properties LLC	6905 Burlington Pike	22-196-3
2023-164-OC	Sleep Outfitters USA LLC	7690 Mall Road	22-2033-3
2023-165-OC	Take 5 Oil Change	8114 US 42	22-2037-3
2023-166-OC	Encore Rehabilitation Services LLC	6975 Burlington Pike	22-2047-3
2023-167-OC	Pizza Hut	7951-7965 Mall Road	22-2069-3
2023-168-OC	Family First Vision Care KY	7623-7627 Mall Road	22-2070-3
2023-169-OC	Kentucky Motor Service Inc.	7232 Burlington Pike	22-225-4
2023-170-OC	Olivia Salcido	7101-7107 Dixie Hwy.	22-2267-1

Officer Macaluso requested Case No. 2023-35-OC, Citation # 22-2040-1 issued to Ayodele Akinyemi located at 60-62 Bustetter Drive, Florence, Kentucky be dismissed. Board Member Spille motioned to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case No. 2022-819-OC, Citation # 22-1192-1 issued to A & A Ultimate Massage located at 71-75 Cavalier Blvd., Florence, Kentucky be reopened and dismissed. Board Member Sharp motioned to reopen the case. Board Member Howard followed with a second. Board Member Spille motioned to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case No. 2023-106-OC, Citation # 22-1412-1 issued to Cathy Kitchen located at 8045-8133 Connector Drive, Florence, Kentucky be dismissed. Board Member Sharp motioned to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

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FIRE PREVENTION CASES: (0) NONE

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (20) Paid (0)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-1-OC/ZG	Richard Chamberlain	9433 Gettysburg Lane	22-1819-3
2023-2-NU	Turfway Baceline LLC	7102-7120 Turfway Road	22-2220-3
2023-3-PM/ZG	Kirkwood Family Preservation Trust	8435-8439 US 42	22-1886-2
2023-4-NU	Tower Place Properties LLC	132 Honeysuckle Drive	22-2333-1
2023-5-NU/PM/ZG	Induspro LLC	7430 Industrial Road	22-1951-6
2023-6-ZG	Induspro LLC	7430 Industrial Road	22-2317-2
2023-7-SW/NU	BRE Retail Residual Owner I LLC	7800-7932 Connector Drive	22-280-5
2023-8-ZG	Wang Meng Zhou	7260 Burlington Pike	22-2241-1
2023-9-ZG	Pep Boys - Manny Moe & Jack	832 Heights Blvd.	22-498-3
2023-10-ZG	Turfway Plaza Associates	7269 Turfway Road	22-862-3
2023-11-ZG	Hamilton Properties LLC	9 Spruce Drive	22-2239-1
2023-12-NU	Tower Place Properties LLC	132 Honeysuckle Drive	22-2333-2
2023-13-PM/ZG	Kristina Monroy	19 Julia Ave	21-3087-3
2023-14-NU/PM/ZG	Vincent Burns	26 Julia Ave.	22-663-9
2023-15-ZG	Induspro LLC	7430 Industrial Road	22-2317-3
2023-16-NU/ZG	Jose M. Tineo Hernandez	8 Smith Street	22-2280-1
2023-17-NU	David & Lula Mullins	7130 Turfway Road	23-18-1
2023-18-NU/ZG	BRE/ESA Properties LLC	7350 Turfway Road	23-47-1
2023-19-NU/PM/ZG	Kristina Monroy	19 Julia Ave	21-3087-4
2023-20-ZG	Anthony Jones	15 Miriam Drive	23-14-1

CONTINUED CASES (2):

Continued Case # 2020-341-PM/ZG
7410-7415 Eagle Creek Court
Represented by: Gina Smith & John Sedenberg

City of Florence vs. Dutch Properties, Inc.
Multiple Citations

Officer Macaluso presented the case as follows: All payments have been made and permits have been submitted. Currently waiting on approval from Boone County Planning Commission.

John Sedenberg and Gina Smith appeared on behalf of Dutch Properties, Inc. Mr. Sedenberg stated he delivered the required check after the last meeting. There was some confusion on the when calculating the amount owed for the permits. Calculation was completed by building instead of unit. All payments have been made and all permits have been submitted.

Board Member Spille motioned to continue the case to the March meeting. Board Member Sharp followed with a second.
Motion carried by unanimous vote.

Continued Case # 2022-267-NU/OC/PM/ZG
320 Center Street

City of Florence vs. Jenny Rice
Multiple Citations

Officer Macaluso presented the case as follows: No one appeared on behalf of Jenny Rice and the property is not in compliance. Officer Macaluso made a recommendation to uphold all citations. Board Member Rowland motioned to uphold the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

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OTHER:

Officer Macaluso and Fire Marshall Childress requested Case No. 2022-1-FP, Recycling Express, Inc. /Induspro LLC located at 7430 Industrial Road, Florence, Kentucky be reopened. Board Member Spille motioned to reopen the case. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Fire Marshal Randy Childress informed the board that most violations on the property have been repaired and there are currently three outstanding violations out of original twenty-six. The three violations are also in the process of being repaired.

Board Member Spille inquired if the building permits had been obtained. Fire Marshall Childress confirmed the property owners have applied for the required building permits.

Officer Macaluso stated of the twenty-six violations, most have been taken care of. Recycling Express is adding concrete walls to control debris on the property.

Chris Eubank and Chris Johnson appeared on behalf of Recycling Express/Induspro, LLC. Mr. Eubank stated an engineer is evaluating the sprinkler system and they have hired an architect to assist with the building permits. Currently waiting on a sprinkler report to complete the egress lines and ensure everything is in compliance.

Board Member Spille motioned to continue the case to the March meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

ATTORNEY'S REPORT:

Attorney Nienaber informed everyone the foreclosure complaints for the properties at 10 Kennedy Drive and 26 Julia Avenue have been filed.

Sale for the property located at 10 Valley Drive has been scheduled.

ADJOURNMENT:

Chairman Johnson reminded everyone the next meeting will be held on March 1, 2023.

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 Spille. **Motion passed with unanimous approval of the Board**, the time being 10:28 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

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