



## **CODE ENFORCEMENT BOARD MINUTES: WEDNESDAY, MARCH 1, 2023**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, March 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; Rodney Deno, Code Enforcement Officer; Mike Macaluso, Code Enforcement Officer; Randy Childress, Fire Marshal; and Chris Billiter, Police Sergeant.

In the audience: Annushree Patel, contested case; Michael Constantino, contested case; Donna Berling, contested case; Robert Busken, contested case; Chevetta Fitch, contested case; Jeffrey G. Schoborg, contested case; Colleen Gaitan, contested case; Greg Gilliam, contested case; Gina Smith, continued case; John Sedenberg, continued case; Joe Mangiafico, continued case; Chris Eubank, continued case; and Chris Johnson, continued case.

### **APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the February 1, 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 (9):**

**Contested Case # 2022-101-OC**  
**7107-7129 Turfway Road**  
**Contested by: Annushree Patel**

**City of Florence vs. Harihar LLC dba Subway**  
**Multiple Citations**

Officer Macaluso presented the case as follows: 1/12/22 received notification from the Finance Department that the occupational license was not in compliance, courtesy notice sent. First Citation issued on 1/31/22, with six additional citations were issued. The last citation was issued on 2/7/23. Occupational license is currently in compliance.

Annushree Patel appeared on behalf of Harihar LLC dba Subway.

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

**Contested Case #2022-716-OC**  
**7210 Turfway Road**

**City of Florence vs. Michael Constantino**  
**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 was issued on 10/8/22 and second citation was issued on 2/7/23. Occupational license is not in compliance.

Michael Constantino appeared and stated he is a new real estate agent and was unaware that an occupational license was required in the City of Florence. Mr. Constantino paid the first citation to the Finance Department and thought the issue was

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resolved. He was not aware an occupational license was required and that additional citations would be issued. Mr. Constantino stated he would be able to bring the occupational license into compliance by the next meeting.

Board Member Spille made a motion to continue the case to the April meeting with the stipulation that if the occupational license is in compliance, Mr. Constantino does not need to appear at the April meeting. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2023-147-OC**  
**60 Cavalier Blvd.**

**City of Florence vs. Donna Berling**  
**Citation # 21-2606-1**

Officer Macaluso presented the case as follows: 9/15/22 received notification from the Finance Department that the occupational license was not in compliance, courtesy notice sent. First citation issued on 1/19/23. Occupational license is currently in compliance.

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

**Contested Case # 2020-82-PM/ZG**  
**132-135 Honeysuckle Drive**  
**Contested by: Robert Busken**

**City of Florence vs. Tower Place Properties, LLC**  
**Multiple Citations**

Officer Macaluso presented the case as follows: The property is a multifamily unit that caught fire about a year ago. The property is currently under renovation. There was a case open on this property before the fire occurred and a new case has been opened due to the trash and debris throughout property, outside of current construction area. Contractors were called to remove the trash and debris. Thirteen citations have been issued between the two cases with 11 liens filed. A payment of \$450 was made and the balance owe is \$7,921.00 including city expenses in the amount of \$746.00. Property is not in compliance.

Robert Busken appeared on behalf of Tower Place Properties and stated he has hired a property management company to maintain the property. He did not receive the most recent citations due to being out of town during January and February. Mr. Busken stated once he returned from vacation and received the notifications, he made a payment of \$450.00 toward the citation and lien fees on his property. Mr. Busken stated he has spent \$28,000 fixing the property. The property is currently under contract to be purchased and he has allowed the buyers to invest money into the property to continue repairs from the fire and additional improvements. They buyer has invested \$150,000 into the property. The property is scheduled to close on March 10, 2023. Mr. Busken requested to pay the city expense of \$746 and have the liens released to ensure the closing is able to take place on March 10.

Chairman Johnson inquired if the city expense was paid, would the city be able to release the liens. Officer Macaluso stated the issues with the property have been ongoing for years. Board Member Spille stated the first citation was issued in 2015. Board Member Spille further stated the board is unable to rule on the property while the violations remain.

Mr. Busken stated the liens being on the property will postpone the sale.

Board Member Spille inquired as to the current violations. Officer Macaluso stated the fence in the rear of the property is not in compliance and the parking lot needs to be repaved and striped. Mr. Busken stated repairs to fences and the retaining wall were made with the \$28,000 that was spent on the property. Mr. Busken stated plans for paving the parking lot were postponed due to the fire. Currently, there are construction dumpsters on the parking lot; therefore, the parking lot cannot be paved until the dumpsters are moved and construction is complete. Board Member Spille stated this case has been ongoing since 2015 and due to the property not being in compliance, the city is unable to release the liens, even if the city expense is paid.

Mr. Busken inquired if Officer Macaluso would walk the property with him after the meeting to let him know what needs to be done to bring the property into compliance. Officer Macaluso asked Mr. Busken how he plans on bringing the building that caught on fire into compliance. Mr. Busken stated the new owners plan to complete all necessary repairs after the closing takes place.

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Board Member Spille reiterated that the property is required to be in compliance before a ruling can be made on the property. Board Member Spille motioned to continue the case 60 days to allow time to bring the property into compliance. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2023-81-OC**  
**7660 Industrial Road**  
**Contested by: Noell Saunders**

**City of Florence vs. Advanced Construction Services**  
**Multiple Citations**

Officer Macaluso presented the case as follows: Citations issued to the property were issued in error. Officer Macaluso requested citations to be dismissed. Board Member Rowland motioned to dismiss the citations. Board Member Spille followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2023-23-NU**  
**68 Vivian Drive**  
**Contested by: Chevetta Fitch**

**City of Florence vs. Samuel Clemons**  
**Citation # 22-2215-1**

Officer Macaluso presented the case as follows: Officer Carpenter inspected the property on 11/22/22 and observed trash and debris throughout property and a fence in disrepair, courtesy notice sent. Follow up inspection completed on 1/30/23 the fence was moved to surround debris in the yard, issued first citation. Property is currently not in compliance.

Chevetta Fitch appeared and stated she inherited the house from her parents and has been trying to repair the house. The items in the yard are not trash. They are items that were removed from a shed on the property. The items include two snow blowers, a welding tank, and other odds and ends. Ms. Fitch moved the fence to surround the items so that the items are out of sight. Ms. Fitch received a quote for a privacy fence and the fence will be installed at a later date.

Chairman Johnson informed Ms. Chevetta the items cannot be laying around the yard. The items need to be stored inside a building.

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

**Contested Case # 2022-789-OC**  
**7525 Industrial Road**  
**Contested by: Jeffrey G. Schoborg**

**City of Florence vs. My Guy Auto Repair**  
**Multiple Citations**

Officer Macaluso presented the case as follows: 10/14/22 received notification from the Finance Department that the occupational license is not in compliance, courtesy notice sent. First citation was issued on 12/12/22, second citation issued on 12/29/22, and the third citation was issued on 2/2/23. Occupational license is currently in compliance.

Jeffrey G. Schoborg appeared on behalf of My Guy Auto Repair.

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

**Contested Case # 2022-363-NU/SW**  
**7800-7932 Connector Drive**  
**Contested by: Colleen Gaitan**

**City of Florence vs. BRE Retail Residual Owner I LLC**  
**Multiple Citations**

Officer Macaluso presented his case as follows: Received a phone call on 9/27/22 that an individual was selling repackaged meat out of an unrefrigerated panel truck. An inspection was completed and the allegation received on the phone call was confirmed. Officer Macaluso issued an immediate citation due to the health and safety concerns. Individual was informed citations would be issued daily until the business vacated the property. Two citations were issued in total. Officer Macaluso spoke with the property owner who apologized and informed Officer Macaluso the individuals were not supposed to be there and that he would have them removed from the property. The individuals were removed the second day. Case is in compliance.

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Officer Deno presented his case as follows: Inspection was completed on 3/31/22, observed water course debris; trash and debris; high weeds; and landscaping issues, courtesy notice was sent. Received call from property manager, Scott McFall, and vegetation was cleaned up. Mr. McFall left company and Officer Deno spoke with the new property manager, Missy Duncan. She did not bring the property into compliance and the first citation was issued on 10/14/22. The second citation was issued on 10/27/22. Missy Duncan left the company and the current property manager is Fred Spille. Officer Deno received no response from Mr. Spille and three additional citations were issued with the final citation being issued on 1/5/23.

Officer Deno spoke with the current property manager, Colleen Gaitan. Officer Deno met with Ms. Gaitan on site to review the violations. The property was brought into complete compliance within 30 days. A total of six citations were issued to the property in the amount of \$2,350.00. Two liens were filed with a city expense of \$92.00. The total balance is \$2,442.00.

Board Member Spille motioned to dismiss the citations but uphold the city expense in the amount of \$92.00. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2022-238-OC**  
**7851 Tanners Lane**  
**Contested by: Greg Gilliam**

**City of Florence vs. Greg's Affordable Car Repair**  
**Multiple Citations**

Officer Macaluso presented the case as follows: 2/9/22 received notification from the Finance Department that the occupational license was not in compliance. First citation was issued on 10/31/22 with a total of six citations being issued with the last citation being issued on 2/7/23. Occupational license is not in compliance.

Greg Gilliam appeared on behalf of Greg's Affordable Car Repair. Mr. Gilliam stated he was having issues with his accountant. He sent all notices to his accountant. The accountant did not file the proper paperwork. Mr. Gilliam requested 60 days to bring the occupational license into compliance.

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

**PARKING CASES: (3) PAID (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-7-PC	Christa Kaelin	Summer Place	123
2023-8-TJ	Jennifer Phillips	53 Bustetter Drive	2930
2023-9-JW	Shawna Hilbert	6835 Shenandoah	3096

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: (158) Paid (4)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-171-OC	Tasha Klaber-Flood	4885 Houston Road	22-1232-1
2023-172-OC	Jessica Behimer	7606-7654 Mall Road	22-1313-2
2023-173-OC	Michele Clark	7210 Turfway Road	22-1356-3
2023-174-OC	Surge	8045-8133 Connector Drive	22-1409-4
2023-175-OC	Advanced Construction Services, LLC	7660 Industrial Road	22-1438-2
2023-176-OC	Jimmy John's	8747 US 42	22-1517-2
2023-177-OC	SPM Real Estate Aft LLC	4931 Houston Road	22-1563-4
2023-178-OC	Custard Insurance Adjusters Inc.	7604 Dixie Hwy	22-1555-3
2023-179-OC	NKY Center of Pain and Relief LLC	8780 US 42	22-1746-2



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2023-180-OC	Vincent Rettay	8121 US 42	22-1767-4
2023-181-OC	President Tuxedo	7659-7747 Mall Road	22-1776-5
2023-182-OC	Ali Lehn Counseling Services Inc.	7000 Houston Road	22-1822-2
2023-183-OC	Tram Properties LLC	7911 Mall Road	22-1917-5
2023-184-OC	Jennifer Mischke	7210 Turfway Road	21-1674-6
2023-185-OC	RPTO KY LLC DBA Rhinopro Truck Outfitters - Kentucky	7525 Industrial Road	22-1763-3
2023-186-OC	Nails and Spa by Helen	8800-8880 Bankers Street	21-2978-4
2023-187-OC	JCNK Properties	6900 Houston Road	22-39-5
2023-188-OC	Mike's Fish and Chicken Turfway	7269 Turfway Road	22-308-9
2023-189-OC	Defy Kentucky LLC	4999 Houston Road	22-618-7
2023-190-OC	Liberty Mutual Insurance Co.	500 Meijer Drive	22-1444-3
2023-191-OC	Automasters	8665 Haines Drive	22-1474-3
2023-192-OC	Matsuya Japanese Restaurant	7137-7149 Manderlay Drive	22-1478-3
2023-193-OC	Staples, The Office Superstore	7659-7747 Mall Road	22-1479-5
2023-194-OC	Dollar Tree	7606-7654 Mall Road	22-1496-4
2023-195-OC	Dollar Tree	8449-8459 US 42	22-1497-5
<b>2023-196-OC</b>	<b>Dollar Tree</b>	<b>7277 Turfway Road</b>	<b>22-1498-5 PD</b>
2023-197-OC	Joseph V. Cresci Jr. MD	282 Main Street	22-1551-3
2023-198-OC	Northern Kentucky Behavioral Health	7000 Houston Road	22-1707-3
2023-199-OC	Locust Lane Apartments LLC	210-256 Locust Ave.	22-1711-6
2023-200-OC	Tritech Software Systems	11 Spiral Drive	22-1760-4
<b>2023-201-OC</b>	<b>Real Estate Development LLC</b>	<b>7631-7639 Dixie Hwy</b>	<b>22-1761-4 PD</b>
2023-202-OC	Blue Raven Solar	71 Cavalier Blvd.	23-50-1
2023-203-OC	National FEC	73 Cavalier Blvd.	23-52-1
2023-204-OC	A Prettier U	75 Cavalier Blvd.	23-54-1
2023-205-OC	Blooming Beauty Lounge	75 Cavalier Blvd.	23-55-1
2023-206-OC	Harrison Roofing	71 Cavalier Blvd.	21-2263-8
2023-207-OC	Modern Dentistry	8136-8188 Mall Road	22-1366-4
2023-208-OC	Blake T. McMahan	4885 Houston Road	22-1234-1
2023-209-OC	Taco Bell	7619 Mall Road	22-1520-5
2023-210-OC	Taco Bell	6724 Dixie Hwy	22-1521-5
2023-211-OC	Taco Bell	8526 US 42	22-1522-5
2023-212-OC	United Household Rental Inc. (UHR Rent)	7107-7129 Turfway Road	22-1546-5
2023-213-OC	Party City Corp	7606-7654 Mall Road	22-1641-6
2023-214-OC	Rent A Center	8032 Burlington Pike	22-1642-6
2023-215-OC	Correa Family LLC	7205 Houston Road	21-614-16
2023-216-OC	Total Tan DBA Cinci Sun	7220 Burlington Pike	21-1543-12
2023-217-OC	Southern Cross	71 Cavalier Blvd.	21-2341-6
2023-218-OC	Broadstone RL Portfolio LLC	7921 Dream Street	22-197-6
2023-219-OC	HCII-68 Cavalier Boulevard LLC	68 Cavalier Blvd	22-229-6
2023-220-OC	Mark D. Kroger, M.S.	8136-8188 Mall Road	22-1360-4
2023-221-OC	The Ritz Ball Room Dance Studio	8136-8188 Mall Road	22-1392-3
2023-222-OC	Straus Tobacconist	8136-8188 Mall Road	22-1394-3
2023-223-OC	Vantiv Holding LLC	7190-7200 Industrial Road	22-1569-3
2023-224-OC	Turfway BaceLine LLC	7102-7120 Turfway Road	22-1710-6
2023-225-OC	Bennett & Bloom Eye Center	6905 Burlington Pike	22-1750-4
2023-226-OC	WORK4ACE, Inc.	7310 Turfway Road	22-1778-3
2023-227-OC	Crossmark, Inc.	4949 Houston Road	22-1928-2
2023-228-OC	My Guy Auto Repair	7525 Industrial Road	22-2034-3
2023-229-OC	7708 Dixie LLC	7708 Dixie Highway	22-2234-2

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2023-230-OC	Casual Male, DBA DXL	7634 Mall Road	23-57-1
2023-231-OC	Honor Design Pros	8449-8459 US 42	22-1736-2
2023-232-OC	Take 5 Oil Change	8114 US 42	22-2037-4
2023-233-OC	Encore Rehabilitation Services LLC	6975 Burlington Pike	22-2047-4
2023-234-OC	Pizza Hut	7951-7965 Mall Road	22-2069-4
2023-235-OC	Family First Vision Care KY	7623-7627 Mall Road	22-2070-4
2023-236-OC	Houston Shoppes - One LLC	6805 Houston Road	22-2072-4
2023-237-OC	Alpha's Hometown Pizza and Pasta LLC	8460-8470 US 42	22-2318-2
2023-238-OC	Araceli Entertainment LLC	8405 US 42	22-2319-2
2023-239-OC	CEC Entertainment, Inc.	7635 Mall Road	22-2320-2
<b>2023-240-OC</b>	<b>Hongtoo Zhu - Yamato Hibachi Grill and Sushi</b>	<b>8197 Mall Road</b>	<b>22-2322-2 PD</b>
2023-241-OC	RMH Franchise Corp. Applebee's	7383 Turfway Road	22-2324-2
2023-242-OC	Taqueria Guatemonteca LLC	7107-7129 Turfway Road	22-2325-2
2023-243-OC	CH Florence KY Landlord LLC	6935 Houston Road	21-1803-12
2023-244-OC	Harihar, LLC DBA Subway	7107-7129 Turfway Road	22-56-6
2023-245-OC	J&L Furniture, Inc.	7851 Tanners Lane	22-273-6
2023-246-OC	Greg's Affordable Car Repair	7851 Tanners Lane	22-306-6
2023-247-OC	Spirit SPE Portfolio 2004-6 LLC	7843 US 42	22-779-3
2023-248-OC	Rally's	7843 US 42	22-780-3
2023-249-OC	Nicholas Butler	7210 Turfway Road	22-906-1
2023-250-OC	Brett Byington	7210 Turfway Road	22-907-1
2023-251-OC	Kristen Carter	7210 Turfway Road	22-908-1
2023-252-OC	Robin Campbell	7210 Turfway Road	22-909-1
2023-253-OC	Tim Catalano	7210 Turfway Road	22-910-1
2023-254-OC	Anne Cavellier	7210 Turfway Road	22-911-1
2023-255-OC	Ryan Chamberlain	7210 Turfway Road	22-912-1
2023-256-OC	Mahreen Chaudhry	7210 Turfway Road	22-913-1
2023-257-OC	Steve Cheek	7210 Turfway Road	22-914-1
2023-258-OC	Kimberly Clemons	7210 Turfway Road	22-1358-3
2023-259-OC	Sarah Close	7210 Turfway Road	22-1376-2
2023-260-OC	Timothy Coleman	7210 Turfway Road	22-1377-2
2023-261-OC	Chelsie Connally	7210 Turfway Road	22-1378-2
2023-262-OC	Emily Conner	7210 Turfway Road	22-1379-2
2023-263-OC	Don Conrad	7210 Turfway Road	22-1380-2
2023-264-OC	Michael Constantino	7210 Turfway Road	22-1381-2
2023-265-OC	Joanna Contorno	7210 Turfway Road	22-1382-2
2023-266-OC	Allatrim LLC c/o Joseph Brown	8665 Haines Drive	22-1475-2
2023-267-OC	Select Comfort Retail Corp	6785 Houston Road	22-1558-5
<b>2023-268-OC</b>	<b>TSO, PLLC</b>	<b>7205 Dixie Highway</b>	<b>22-1667-2 PD</b>
2023-269-OC	Allied Communications Corp. DBA Boost Mobile	6700-6704 Dixie Highway	22-1930-5
2023-270-OC	RSK Properties LLC	908 Apple Blossom Drive	22-1935-5
2023-271-OC	CIVFI-KY1B0 1 & KY1B02, LLC	7107-7115 Industrial Road	21-2823-10
2023-272-OC	Kristin Gilliland	4885 Houston Road	21-3160-2
2023-273-OC	Michael Jackson	4885 Houston Road	21-3164-2
2023-274-OC	Bruce Jorden	4885 Houston Road	21-3169-2
2023-275-OC	Brian Watson	4885 Houston Road	21-3173-2
2023-276-OC	Kristy Kelly	4885 Houston Road	21-3175-2
2023-277-OC	Chris Kennedy	4885 Houston Road	21-3177-2
2023-278-OC	Kim Lightner	4885 Houston Road	21-3181-2
2023-279-OC	Jeannie McElroy	4885 Houston Road	21-3184-2

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2023-280-OC	Kimberly Nachazel	4885 Houston Road	21-3186-2
2023-281-OC	Brian Northcutt	4885 Houston Road	21-3187-2
2023-282-OC	Aimee Pelletier	4885 Houston Road	21-3188-2
2023-283-OC	Gina Prickler	4885 Houston Road	21-3189-2
2023-284-OC	Tammy Schroer	4885 Houston Road	21-3196-2
2023-285-OC	Gregory Stephens	4885 Houston Road	21-3197-2
2023-286-OC	Panda Express Inc.	6805 Houston Road	22-32-5
2023-287-OC	Burlington Pike Properties LLC	6905 Burlington Pike	22-196-4
2023-288-OC	Marc and Melanie Collins	7000 Houston Road	22-223-6
2023-289-OC	Kentucky Motor Service Inc.	7232 Burlington Pike	22-225-5
2023-290-OC	Ritu Kapoor	4885 Houston Road	22-1224-2
2023-291-OC	Stephanie Peluso Steffen	4885 Houston Road	22-1227-2
2023-292-OC	Cassandra Kathman	4885 Houston Road	22-1228-1
2023-293-OC	Tyler Andrew	4885 Houston Road	22-1229-2
2023-294-OC	Christina Ann Fromeyer	4885 Houston Road	22-1231-2
2023-295-OC	Tasha Klaber-Flood	4885 Houston Road	22-1232-2
2023-296-OC	Teresa Ritson Gillum	4885 Houston Road	22-1233-2
2023-297-OC	Fischer Dental Laboratory Inc.	8415 US 42	22-1476-2
2023-298-OC	Chill Out Nutrition	7220 Burlington Pike	22-1573-5
2023-299-OC	Family Foot and Ankle Center, Inc.	7711 Ewing Blvd.	22-1943-4
2023-300-OC	Realty Income Properties 19 LLC	5980 Merchants Street	22-1742-2
2023-301-OC	B. Zaitz & Sons	71-75 Cavalier Blvd	22-1154-2
2023-302-OC	Masterpiece Stratgy	71-75 Cavalier Blvd	22-1213-2
2023-303-OC	Big Blue Moving	71-75 Cavalier Blvd	22-1220-5
2023-304-OC	Amy Gardner DBA Tranquil Palms	1515 Cavalry Drive	22-1912-5
2023-305-OC	Integrity Concepts	71-75 Cavalier Blvd	22-1164-3
2023-306-OC	Loc Nguyen	71-75 Cavalier Blvd	22-1211-4
2023-307-OC	Fortinet	71-75 Cavalier Blvd	22-1212-2
2023-308-OC	Cortaggio	71-75 Cavalier Blvd	22-1236-4
2023-309-OC	Breca Consulting	71-75 Cavalier Blvd	22-1240-2
2023-310-OC	Lendkey Technologies, Inc.	71-75 Cavalier Blvd	22-1241-3
2023-311-OC	Muna Transportation	71-75 Cavalier Blvd	22-1242-2
2023-312-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd	22-1243-3
2023-313-OC	Chelsea Garden Apartments LLC	201-212 Orchard Drive	23-159-1
2023-314-OC	Burlington Realty LLC	6975 Burlington Pike	23-177-1
2023-315-OC	Dirty Dips Hydrographic	7230 Turfway Road	23-179-1
2023-316-OC	Titan Mechanical	71-75 Cavalier Blvd	22-1163-3
2023-317-OC	Padgett Business Services	71-75 Cavalier Blvd	22-1180-4
2023-318-OC	Advantage Roofing	71-75 Cavalier Blvd	22-1183-4
2023-319-OC	La Oficina LLC	71-75 Cavalier Blvd	22-1185-3
2023-320-OC	Allied Universal	71-75 Cavalier Blvd	22-1186-4
2023-321-OC	Little Sunshine Photography	71-75 Cavalier Blvd	22-1191-2
2023-322-OC	Cortech	71-75 Cavalier Blvd	22-1193-3
2023-323-OC	National FEC	71-75 Cavalier Blvd	22-1196-2
2023-324-OC	NKY Chiro Spine & Injury	71-75 Cavalier Blvd	22-1199-3
2023-325-OC	Adam Marit	71-75 Cavalier Blvd	22-1205-4
2023-326-OC	SLR International Corp.	71-75 Cavalier Blvd	22-1207-4
2023-327-OC	Resource Property Management	99 Saddlebrook Lane	22-1700-3
2023-328-OC	BBARBY's LLC	8061 Holiday Drive	23-178-1

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Office Macaluso requested Case No. 2023-134-OC, Citation # 21-2626-1 issued to Steffanie Dadosky located at 60 Cavalier Blvd., Florence, Kentucky be reopened and dismissed. Board Member Rowland motioned 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.**

Officer Macaluso requested Case No. 2023-327-OC, Citation # 22-1700-3 issued to Resource Property Management located at 99 Saddlebrook Lane, Florence, Kentucky be dismissed. Board Member Rowland motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case No. 2023-313-OC, Citation # 23-159-1 issued to Chelsea Garden Apartments located at 201-212 Orchard 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.**

Officer Macaluso requested Case No. 2023-319-OC, Citation # 22-1185-3 issued to La Officina LLC located at 71-75 Cavalier Blvd., Florence, Kentucky be dismissed. Board Member Howard motioned to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case No. 2023-263-OC, citation # 22-1380-2 issued to Don Conrad at 7210 Turfway Road, Florence, Kentucky be dismissed. Board Member Sharp motioned to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**FIRE PREVENTION CASES: (0)**

**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (18) Paid (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-21-NU	Bryson Warner	93 Goodridge Drive	22-2335-1
2023-22-ZG	Turfway Plaza Associates	7269 Turfway Road	22-862-4
2023-23-NU	Elizabeth & Samuel Clemons	68 Vivian Drive	22-2215-1
2023-24-NU	KP Associates Property Tax Compliance	8040 Burlington Pike	23-79-1
2023-25-PM/ZG	Kirkwood Family Preservation Trust	8435-8439 US 42	22-1886-3
2023-26-NU/ZG	George & Charlene Giles	216 Center Street	22-2236-1
2023-27-NU/PM/ZG	Vincent Burns	26 Julia Ave.	22-663-10
2023-28-ZG	Cincinnati WIP Businessplex LLC	7902-7988 Tanners Gate Lane	22-1114-1
2023-29-ZG	CTF Enterprises LLC	8415 US 42	23-107-1
2023-30-PM	George M. Whitson Trustee	7828 US 42	22-1190-1
2023-31-NU/PM/ZG	Jose M. Tineo Hernandez	8 Smith Street	22-2280-2
2023-32-NU	Oscar Frye IV	8481 Pheasant Drive	22-2196-1
2023-33-PM	Walter Buongiorno	7761 Blue Orchard Court	23-13-1
2023-34-PM/ZG	Kirkwood Family Preservation Trust	8435-8439 US 42	22-1886-4
2023-35-NU/PM/ZG	Kristina Monroy	19 Julia Ave	21-3087-5
2023-36-ZG	Cincinnati WIP Businessplex LLC	7902-7988 Tanners Gate Lane	22-1114-2
2023-37-ZG	Magna Properties LTD	7541-7563 Mall Road	22-2200-2
2023-38-ZG	George & Charlene Giles	216 Center Street	22-2236-2

**CONTINUED CASES (4):**

**Continued Case # 2022-354-ZG  
114 Colonial Drive**

**City of Florence vs. Silas Hamed  
Citation # 22-1814-1**

Officer Macaluso presented the case as follows: No one appeared on behalf of Silas Hamed. Property is not in compliance. Board Member Spille motioned to uphold the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**



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**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: The Boone County Planning Commission has completed their review process and has sent a revision letter to the property owners. The deadline to complete revisions is March 24, 2023.

John Sedenberg and Gina Smith appeared on behalf of Dutch Properties. Mr. Sedenberg stated the photometric plan dealing with the site lighting was missing. This is needed due to the residential area. The architect is currently working on providing a list of all fixtures to the Boone County Planning Commission.

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

**Continued Case # 2022-812-OC**  
**71-75 Cavalier Blvd.**

**City of Florence vs. Joe Mangiafico**  
**Multiple Citations**

Officer Macaluso presented the case as follows: Spoke with the Finance Department yesterday and the occupational license was not in compliance.

Joe Mangiafico appeared and stated all fees were paid this morning and the occupational license should now be in compliance. Mr. Mangiafico provided Officer Macaluso receipts showing the amounts paid to the Finance Department this morning. Officer Macaluso stated it appears all fees were paid, unless there are penalty and interest that is owed which he will not be able to confirm until the meeting is over.

Board Member Spille motioned to dismiss the citations as long as no other fees are owed to the Finance Department and if fees are owed the case will be continued to the April meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Continued Case # 2022-1-FP**  
**7430 Industrial Road**  
**Represented by: Chris Eubank/ Chris Johnson**

**City of Florence vs. Recycling Express/Induspro LLC**  
**Multiple Citations**

Fire Marshal Randy Childress presented the case as follows: Property is now in compliance. Officer Macaluso confirmed that all repairs have been completed. Board Member Spille motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**OTHER:**

Officer Macaluso requested Case No. 2023-11-ZG, Citation # 22-2239-1 be reopened and dismissed. The mailing address in the PVA was not updated; therefore, the property owner was not properly notified of the violation until the citation was issued. The property is currently in compliance. Board Member Sharp motioned to reopen the case. Board Member Rowland 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.**

**ATTORNEY'S REPORT:**

Assistant City Attorney Nienaber stated that Ms. McClintock at 10 Kennedy Drive has hired an attorney. A list of violations have been sent to the attorney to discuss a remediation plan.

Mr. Nienaber stated all parties but one have been served on the 26 Julia Ave case. Mr. Nienaber was informed that Mr. Burns has hired an attorney. Mr. Nienaber is awaiting on contact from the opposing attorney and service on the final party to proceed with the case.

The sale for the property located at 10 Valley Drive has been set for March 23, 2023.

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**ADJOURNMENT:**

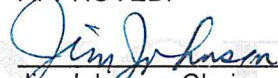
Chairman Johnson reminded the Board the next meeting will be held on April 5, 2023.

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 10:53 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman