

**CODE ENFORCEMENT BOARD AGENDA**  
**APRIL 5, 2023**  
**FLORENCE GOVERNMENT CENTER, 8100 EWING BOULEVARD**  
[www.florence-ky.gov](http://www.florence-ky.gov)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES – March 1, 2023**
4. **SUBPOENAED CASES (0)**
5. **CONTESTED CASES (7)**

1) Case: 2023-31-NU/PM/ZG	City of Florence vs. Jose M. Tineo Hernandez 8 Smith Street	(Rodney Deno) Multiple Citations
2) Case: 2023-80-OC	City of Florence vs. Amanda LePage, LMT 71-75 Cavalier Blvd	(Mike Macaluso) Citation # 22-1291-1
3) Case: 2022-829-OC	City of Florence vs. Royal Prestige 71-75 Cavalier Blvd <b>Contested by: Carlos Riz</b>	(Mike Macaluso) Citation # 22-1215-1
4) Case: 2023-29-ZG	City of Florence vs. CTF Enterprises LLC 8415 US 42 <b>Contested by: Cynthia Fischer</b>	(Rodney Deno) Multiple Citations
5) Case: 2023-375-OC	City of Florence vs. Islamic Center of Northern Kentucky 8020 Action Blvd. <b>Contested by: Mohamed Zineddin</b>	(Mike Macaluso) Citation # 23-277-1
6) Case: 2022-421-OC	City of Florence vs. Loc Nguyen 71-75 Cavalier Blvd.	(Mike Macaluso) Multiple Citations
7) Case: 2022-354-ZG	City of Florence vs. Silas Hamedi 114 Colonial Drive	(Jacob Carpenter) Citation # 22-1814-2

6. **PARKING CASES (5) PAID (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-10-BB	Ryan Biehl	Tee Street	2607
2023-11-CB	Clifton Wallace Benson III	133 Lloyd	2764
2023-12-JS	Daniel Mukalenge	Preakness Drive	2587
2023-13-AD	Heather Deckard	8001 Transformation Lane	3202
2023-14-LT	Yesika Arias Martinez	313 Honeysuckle	2504

7. **ANIMAL CONTROL (0) None**

8. **OCCUPATIONAL LICENSE CASES: (99) Paid (19)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-329-OC	B. Zaitz & Sons	71-75 Cavalier Blvd	22-1154-3 PD
2023-330-OC	Masterpiece Stratgy	71-75 Cavalier Blvd	22-1213-3
2023-331-OC	Big Blue Moving	71-75 Cavalier Blvd	22-1220-6
2023-332-OC	The Novorgroder Companies dba FD Group 2 LLC	7502 Dixie Highway	23-312-1
2023-333-OC	Deer Park Roofing Inc.	6418 Dixie Highway	23-313-1
2023-334-OC	Sabino Properties LLC	6418 Dixie Highway	23-314-1 PD
2023-335-OC	ARC Café USA 001 LLC	7912 Dream Street	23-315-1 PD
2023-336-OC	Cincy Clips Inc. dba Great Clips	7901-7905 Mall Road	23-324-1 PD
2023-337-OC	Kridha LLC	7124 Turfway Road	23-326-1 PD
2023-338-OC	PSP Stores, LLC dba Pet Supplies Plus	7659-7747 Mall Road	23-329-1 PD
2023-339-OC	Take2Vet DBA PET2VET	7289 Turfway Road	23-330-1 PD

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2023-340-OC	PETSMART INC.	1030-1060 Hansel Ave.	23-331-1
2023-341-OC	Saylor Automotive	1 Safeway Drive	23-332-1
2023-342-OC	Slate Ridge Holdings LLC	8104 US 42	23-343-1
2023-343-OC	La Guagalupana	7437 Burlington Pike	23-345-1
2023-344-OC	Pep Boys - Manny Moe & Jack	832 Heights Blvd.	23-347-1
2023-345-OC	TF Florence KY LLC	3000 Mall Circle Road	23-348-1
2023-346-OC	Nicole Mogdics/Castlebridge Counseling	73 Cavalier Blvd.	21-1583-6
2023-347-OC	Chiropractic Family Wellness	7276 Burlington Pike	22-1544-4
2023-348-OC	Bridge Point Propco LLC	7300 Woodspoint Drive	22-1547-6
2023-349-OC	All Lehn Counseling Services Inc.	7000 Houston Road	22-1822-3
2023-350-OC	Tram Properties LLC	7911 Mall Road	22-1917-6
<b>2023-351-OC</b>	<b>Pro Transmission</b>	<b>7209 Burlington Pike</b>	<b>23-284-1 PD</b>
<b>2023-352-OC</b>	<b>Five Below Inc.</b>	<b>7659-7747 Mall Road</b>	<b>23-286-1 PD</b>
2023-353-OC	Richard Fleg	7474 Industrial Road	23-288-1
<b>2023-354-OC</b>	<b>White Castle Kentucky</b>	<b>8101 US 42</b>	<b>23-296-1 PD</b>
2023-355-OC	KEB Real Estate Holdings LLC	8747 US 42	23-297-1
<b>2023-356-OC</b>	<b>Discount Tire</b>	<b>5 Spiral Drive</b>	<b>23-300-1 PD</b>
2023-357-OC	KT & J Inc. dba Flowerama	7290 Turfway Road	23-302-1
2023-358-OC	7957 Mall Road LLC	7951-7965 Mall Road	23-303-1
2023-359-OC	Deep Work Space LLC	7847 Tanners Lane	23-304-1
2023-360-OC	America's Best Restaurants	7847 Tanners Lane	23-305-1
2023-361-OC	New Plan Property Holding Co.	7601 Mall Road	23-309-1
2023-362-OC	Chester Dix Florence Corp. c/o Remke Market	6920 Burlington Pike	22-1662-6
2023-363-OC	The Master's Martial Art's Academy, Inc.	8400-8414 US 42	22-1757-3
<b>2023-364-OC</b>	<b>NADG NNN HTRS (KY) LP</b>	<b>7200 Houston Road</b>	<b>23-246-1 PD</b>
<b>2023-365-OC</b>	<b>Unique Hospitality LLC dba Microtel Inn &amp; Suites</b>	<b>7490 Woodspoint Drive</b>	<b>23-247-1 PD</b>
2023-366-OC	Houston Glenway LLC	6825 Houston Road	23-251-1
2023-367-OC	Rockwell Heavy Vehicle Systems c/o Meritor HVS ATT	7975 Dixie Hwy	23-258-1
<b>2023-368-OC</b>	<b>Point/ARC of Northern Kentucky Inc.</b>	<b>31 Spiral Drive</b>	<b>23-259-1 PD</b>
<b>2023-369-OC</b>	<b>BCREI LLC</b>	<b>7033 Burlington Pike</b>	<b>23-260-1 PD</b>
2023-370-OC	Michael Vaniglia	7401 Dixie Hwy	23-261-1
2023-371-OC	Michael's Garage	7401 Dixie Hwy	23-262-1
<b>2023-372-OC</b>	<b>Christina Griffith</b>	<b>8400-8414 US 42</b>	<b>23-264-1 PD</b>
2023-373-OC	OHP Industrial 42 LLC	7911 US 42	23-266-1
<b>2023-374-OC</b>	<b>Silverrock 7413 LLC</b>	<b>7413 US 42</b>	<b>23-268-1 PD</b>
2023-375-OC	Islamic Center of Northern Kentucky	8020 Action Blvd.	23-277-1
2023-376-OC	Scuba Shack of Northern Kentucky LLC	7333 Burlington Pike	23-280-1
2023-377-OC	FCPT Hospitality Properties LLC	7501 Foltz Drive	23-281-1
2023-378-OC	FCPT Hospitality Properties LLC	7844 Mall Road	23-282-1
2023-379-OC	Mary Hamilton Legacy Trust	8755 US 42	23-283-1
2023-380-OC	Comprehensive Logistics Company	4175 Aero Parkway	22-531-7
2023-381-OC	Chuck's Heating and Air, Inc.	7521 Sussex Drive	23-235-1
2023-382-OC	Steak N Shake Operations LLC	7485 Foltz Drive	23-236-1
2023-383-OC	PRZ F1, KY LLC	8559 US 42	23-241-1
2023-384-OC	Florence Holdings LLC	8020 Burlington Pike	23-242-1
2023-385-OC	SCF RC Funding IV LLC	77 Spiral Blvd	23-243-1
<b>2023-386-OC</b>	<b>Byrider Sales Acquisition Corp.</b>	<b>6619 Dixie Hwy.</b>	<b>23-244-1 PD</b>
2023-387-OC	Matsuya Japanese Restaurant	7137-7149 Manderlay Drive	22-1478-4
2023-388-OC	Alpha's Hometown Pizza & Pasta, LLC	8460-8470 US 42	22-2318-3
2023-389-OC	Araceli Entertainment LLC (Mugbees)	8405 US 42	22-2319-3

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2023-390-OC	CEC Entertainment, Inc. (Chuck E Cheese)	7635 Mall Road	22-2320-3
2023-391-OC	SSTI 8080 Steilen Drive LLC	8080 Steilen Drive	23-211-1
2023-392-OC	7620 Dixie Highway LLC	7620 Dixie Highway	23-212-1
2023-393-OC	PS Partners III LTD Florence - Public Storage Mgt.	7866 Tanners Lane	23-213-1
2023-394-OC	Store Capital Acquisitions, LLC	4012 Seligman Drive	23-218-1
2023-395-OC	Bear Paddle	4012 Seligman Drive	23-219-1
2023-396-OC	Elmcroft Senior Living	212 Main Street	23-220-1
2023-397-OC	Eshanya Hotels, LLC	7928 Dream Street	23-225-1
2023-398-OC	Autozone Inc.	8510 US 42	23-227-1
2023-399-OC	TM Properties LLC	235 Main Street	23-228-1
2023-400-OC	911 Fleet and Fire Real Estate LLC	11 Lendale Drive	23-229-1
<b>2023-401-OC</b>	<b>Connacht Realty LLC</b>	<b>5885 Merchants Street</b>	<b>23-232-1 PD</b>
2023-402-OC	FD Group 2 LLC	7502 Dixie Highway	23-312-2
2023-403-OC	Mike's Fish and Chicken Turfway	7269 Turfway Road	22-308-10
2023-404-OC	Turfway Plaza Associates	7269 Turfway Road	23-138-1
2023-405-OC	Bruening Bearings Inc. c/o CBIZ Property	7575 Thoroughbred Blvd	23-193-1
2023-406-OC	Ryan and Junghwa Tokko Revocable Trust	7313 Turfway Road	23-198-1
2023-407-OC	Steeplechase Hotel Inc.	7393 Turfway Road	23-200-1
2023-408-OC	Pachyderm Properties LLC	6843 Dixie Highway	23-201-1
2023-409-OC	Midas	8220 US 42	23-201-1
2023-410-OC	Max Auto Real Estate LLC	8218 US 42	23-202-1
2023-411-OC	HIS Florence Kentucky	7960 Connector Drive	23-209-1
2023-412-OC	Christina Griffith	8400-8414 US 42	23-496-1
2023-413-OC	Vereit Operating Partnership LP	4800 Houston Road	22-1698-3
2023-414-OC	Take2Vet DBA PET2VET	7289 Turfway Road	23-330-2
2023-415-OC	La Guagalupana	7437 Burlington Pike	23-345-2
2023-416-OC	Pep Boys - Manny Moe & Jack	832 Heights Blvd.	23-347-2
2023-417-OC	TF Florence KY LLC	3000 Mall Circle Road	23-348-2
2023-418-OC	NKY Smiles LLC	7303 US 42	23-431-1
2023-419-OC	7957 Mall Road LLC	7951-7965 Mall Road	23-303-2
2023-420-OC	Sabino Properties LLC	6418 Dixie Highway	23-314-2
2023-421-OC	Cincy Clips Inc. dba Great Clips	7901-7905 Mall Road	23-324-2
2023-422-OC	A Debt Coach Credit Counseling	71-75 Cavalier Blvd	22-1181-2
2023-423-OC	Pro Transmission	7209 Burlington Pike	23-284-2
2023-424-OC	Richard A. Fleg	7474 Industrial Road	23-288-2
2023-425-OC	KEB Real Estate Holdings LLC	8747 US 42	23-297-2
2023-426-OC	Discount Tire	5 Spiral Drive	23-300-2
2023-427-OC	Slate Ridge Holdings LLC	8104 US 42	23-343-2

**9. FIRE PREVENTION CASES: (1) Paid (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-1-FP	Speedway	7690 Burlington Pike	RSC-2023-01

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**10. CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (35) Paid (1)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-39-PM/ZG	Willard & Shirley McClintock	10 Kennedy Court	20-357-16
2023-40-PM	Willard & Shirley McClintock	10 Kennedy Court	22-59-12
2023-41-NU/ZG	Jose M. Tineo Hernandez	8 Smith Street	22-2280-2
2023-42-ZG	Pep Boys - Manny Moe & Jack	832 Heights Blvd.	22-498-4
2023-43-ZG	CTF Enterprises LLC	8415 US 42	23-107-2
<b>2023-44-NU</b>	<b>Herma Holdings S C Inc.</b>	<b>100 Meijer Drive</b>	<b>23-125-1 PD</b>
2023-45-NU	Oscar Frye IV	8481 Pheasant Drive	22-2196-2
2023-46-PM/ZG	Kirkwood Family Preservation Trust	8435-8439 US 42	22-1886-5
2023-47-ZG	Anthony Jones	15 Miriam Drive	23-14-2
2023-48-ZG	Home Depot USA	99 Spiral Blvd	21-2711-7
2023-49-PM	MAMIK LLC	56-58 Bustetter Drive	23-216-1
2023-50-ZG	Home Depot USA	99 Spiral Blvd	21-2711-8
2023-51-NU	Oscar Frye IV	8481 Pheasant Drive	22-2196-3
2023-52-ZG	Pep Boys - Manny Moe & Jack	832 Heights Blvd.	22-498-5
2023-53-NU/PM/ZG	Vincent Burns	26 Julia Ave.	22-663-11
2023-54-PM	MABEF LLC	7503 Industrial Road	23-435-1
2023-55-ZG	Home Depot USA	99 Spiral Blvd	21-2711-9
2023-56-NU/ZG	Jenny Rice	320 Center Street	22-1090-4
2023-57-NU	Mikesell Preservation Trust	1127 Appomattox Drive	23-400-1
2023-58-ZG	Jenny Rice	320 Center Street	23-489-1
2023-59-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-1
2023-60-ZG	Silas G. Hamedi	114 Colonial Drive	22-1814-2
2023-61-NU	Herma Holdings S C Inc.	100 Meijer Drive	23-125-2
2023-62-NU/ZG	Speedway	8240 US 42	23-131-1
2023-63-ZG	Speedway	8699 US 42	23-141-1
2023-64-ZG	Covington Shopping Center LLC	8537 US 42	23-142-1
2023-65-NU	Maria Guerra Nolasco	4-6 Chipman Drive	23-457-1
2023-66-NU/PM	Velasquez Trinidad Vicente Gunera	204 Center Park Drive	23-470-1
2023-67-NU/PM/SW	Sunnybrook Farms Subdivision Homeowners	9156 Susie Drive	23-350-1
2023-68-ZG	Nichole Bennett	8446 Winthrop Place	23-446-1
2023-69-ZG	Timothy & Darlene Leatherman	8451 Village Drive	23-448-1
2023-70-PM	Darral Voorhees	18 Banklick Street	23-494-1
2023-71-NU	Christina Griffith	8400-8414 US 42	23-496-2
2023-72-ZG	James & Patricia Hartberger	1 Fair Street	23-525-1
2023-73-ZG	Home Depot USA	99 Spiral Blvd	23-559-1

**11. CONTINUED CASES: (3)**

- |                         |  |   |
|-------------------------|--|---|
| 1) Case: 2023-23-NU     | City of Florence vs. Samuel Clemons<br>68 Vivian Drive<br><b>Contested by: Chevetta Fitch</b>                                  | (Jacob Carpenter)<br>Citation # 22-2215-1 |
| 2) Case: 2020-341-PM/ZG | City of Florence vs. Dutch Properties Inc.<br>7410-7415 Eagle Creek Court<br><b>Represented by: Gina Smith/ John Sedenberg</b> | (Mike Macaluso)<br>Multiple Citations     |
| 3) Case: 2022-716-OC    | City of Florence vs. Michael Constantino<br>7210 Turfway Road  | (Mike Macaluso)<br>Multiple Citations     |

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- 12. OTHER
- 13. ATTORNEY'S REPORT
- 14. ADJOURNMENT

NEXT CODE ENFORCEMENT HEARING WILL BE WEDNESDAY, MAY 3, 2023  
FLORENCE GOVERNMENT CENTER