

**CODE ENFORCEMENT BOARD AGENDA**  
**MAY 3, 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 – APRIL 5, 2023**
4. **ELECTION OF CODE ENFORCEMENT BOARD CHAIRMAN AND VICE CHAIRMAN**
5. **SUBPOENAED CASES (0)**
6. **CONTESTED CASES (4)**

1) Case: 2023-58-ZG	City of Florence vs. Jenny Rice 320 Center Street	(Mike Macaluso) Multiple Citations
2) Case: 2023-69-ZG	City of Florence vs. Timothy & Darlene Leatherman 8451 Village Drive	(Jacob Carpenter) Citation # 23-448-1
3) Case: 2022-391-PM/ZG	City of Florence vs. Kirkwood Family Preservation Trust 8435-8439 US 42 <b>Contested by: Robert Kirkwood</b>	(Mike Macaluso) Multiple Citations
4) Case: 2022-182-OC	City of Florence vs. Mike's Fish & Chicken 7269 Turfway Road <b>Contested by: Mohammed Ahmed</b>	(Mike Macaluso) Multiple Citations

7. **PARKING CASES (2) PAID (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-15-KS	Drazena Zupan	Dilcrest/ US 42	425
2023-16-TE	Blake Beiting	2174 Algiers	756

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

9. **OCCUPATIONAL LICENSE CASES: (80) Paid (4)**

Case No.	City of Florence vs.	Citation Location	Citation No.
<b>2023-428-OC</b>	<b>NADG NNN HTRS (KY) LP</b>	<b>7200 Houston Road</b>	<b>23-246-2 PD</b>
<b>2023-429-OC</b>	<b>Unique Hospitality LLC dba Microtel Inn &amp; Suites</b>	<b>7490 Woodspoint Drive</b>	<b>23-247-2 PD</b>
2023-430-OC	Point/ARC of Northern Kentucky Inc.	31 Spiral Drive	23-259-2
<b>2023-431-OC</b>	<b>Christina Griffith</b>	<b>8400-8414 US 42</b>	<b>23-264-2 PD</b>
2023-432-OC	Amy Gardner dba Tranquil Palms	1515 Cavalry Drive	22-1912-6
2023-433-OC	Tom Q. Than	6500 Dixie Hwy	22-1931-3
2023-434-OC	Heritage Cincinnati Insurance Agency LLC	7000 Houston Road	22-2057-3
2023-435-OC	Proparts LLC	5969 Merchants Street	23-240-1
2023-436-OC	SLR International Corp.	71-75 Cavalier Blvd	22-1207-5
2023-437-OC	Fortinet	71-75 Cavalier Blvd	22-1212-3
2023-438-OC	Masterpiece Stratgy	71-75 Cavalier Blvd	22-1213-4
2023-439-OC	Big Blue Moving	71-75 Cavalier Blvd	22-1220-7
2023-440-OC	Cortaggio	71-75 Cavalier Blvd	22-1236-5
2023-441-OC	United Steel Workers	71-75 Cavalier Blvd	22-1239-4
2023-442-OC	Breca Consulting	71-75 Cavalier Blvd	22-1240-3
2023-443-OC	Lendkey Technologies, Inc.	71-75 Cavalier Blvd	22-1241-4
2023-444-OC	Muna Transportation	71-75 Cavalier Blvd	22-1242-3
2023-445-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd	22-1243-4

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2023-446-OC	Cutler Real Estate	71-75 Cavalier Blvd	22-1249-4
2023-447-OC	Sanitation Specialist	71-75 Cavalier Blvd	22-1284-3
2023-448-OC	Jason Muzzillo	71-75 Cavalier Blvd	22-1287-1
2023-449-OC	Retirement Security	71-75 Cavalier Blvd	22-1290-3
2023-450-OC	Fidelium Law	73 Cavalier Blvd	23-30-1
2023-451-OC	Ten-X LLC	73 Cavalier Blvd	23-31-1
2023-452-OC	Adnan Mohamed	71 Cavalier Blvd	23-40-1
2023-453-OC	Surveying and Mapping	71 Cavalier Blvd	23-41-1
2023-454-OC	Blue Raven Solar	71 Cavalier Blvd	23-50-2
2023-455-OC	National FCE	73 Cavalier Blvd	23-52-2
2023-456-OC	A Prettier U	75 Cavalier Blvd	23-54-2
2023-457-OC	Blooming Beauty Lounge	75 Cavalier Blvd	23-55-2
2023-458-OC	P S Partners III LTD Florence	7551 Industrial Road	23-192-1
2023-459-OC	Chuck's Heating and Air, Inc.	7521 Sussex Drive	23-235-2
2023-460-OC	PRZ F1, KY LLC	8559 US 42	23-241-2
2023-461-OC	SCF RC Funding IV LLC	77 Spiral Blvd	23-243-2
<b>2023-462-OC</b>	<b>Byrider Sales Acquisition Corp.</b>	<b>6619 Dixie Hwy</b>	<b>23-244-2 PD</b>
2023-463-OC	Raffertys Real Estate Partner	7379 Turfway Road	23-245-2
2023-464-OC	HCII-68 Cavalier Boulevard LLC	68 Cavalier Blvd	22-229-7
2023-465-OC	HR Painting & Remodeling	71-75 Cavalier Blvd	22-1146-3
2023-466-OC	Toubl Contracting Inc.	71-75 Cavalier Blvd	22-1150-3
2023-467-OC	Tequilla Housley	71-75 Cavalier Blvd	22-1151-3
2023-468-OC	Healthy Markets	71-75 Cavalier Blvd	22-1160-3
2023-469-OC	Integrity Concepts	71-75 Cavalier Blvd	22-1164-4
2023-470-OC	Daniel Schafer	71-75 Cavalier Blvd	22-1169-3
2023-471-OC	Todd Breckel	71-75 Cavalier Blvd	22-1176-3
2023-472-OC	Breckel & Merrick	71-75 Cavalier Blvd	22-1178-3
2023-473-OC	Advantage Roofing	71-75 Cavalier Blvd	22-1183-5
2023-474-OC	Allied Universal	71-75 Cavalier Blvd	22-1186-5
2023-475-OC	Little Sunshine Photography	71-75 Cavalier Blvd	22-1191-3
2023-476-OC	Cortech	71-75 Cavalier Blvd	22-1193-4
2023-477-OC	NKY Chiro Spine & Injury	71-75 Cavalier Blvd	22-1199-4
2023-478-OC	Adam Marit	71-75 Cavalier Blvd	22-1205-5
2023-479-OC	McDonald's Real Estate Company	7909 Dream Street	23-165-1
2023-480-OC	Seva Hospitality Division 1 Inc.	5905 Merchants Street	23-166-1
2023-481-OC	Poseidon's Pizza	8640 Haines Drive	23-169-1
2023-482-OC	7100 Houston Road LLC	7100 Houston Road	23-173-1
2023-483-OC	A E Holdings LLC	7205 US 42	23-175-1
2023-484-OC	JK Management LLC	1501 Cavalry Drive	23-183-1
2023-485-OC	Florence Realty LLC	212 Main Street	23-185-1
2023-486-OC	Ambleside Properties LLC	4512 Dixie Hwy	23-187-1
2023-487-OC	Rent-n-Roll	4512 Dixie Hwy	23-188-1
2023-488-OC	Jose Guallpa	8 Drexel Ave.	22-31-7
2023-489-OC	Fresenium Medical Care Healthcare	7205 Dixie Hwy	22-1735-2
2023-490-OC	Turfway Plaza Associates	7269 Turfway Road	23-138-2
2023-491-OC	Ryan and Junghwa Tokko Revocable Trust	7313 Turfway Road	23-198-2
2023-492-OC	Midas	8220 US 42	23-201-2
2023-493-OC	Max Auto Real Estate LLC	8218 US 42	23-202-2
2023-494-OC	HIS Florence Kentucky LLC	7960 Connector Drive	23-209-2
2023-495-OC	Pachyderm Properties LLC	6843 Dixie Hwy	23-210-2

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2023-496-OC	FCPT Hospitality Properties LLC	7501 Foltz Drive	23-281-2
2023-497-OC	Correa Family LLC	7205 Houston Road	21-614-17
2023-498-OC	Locust Lane Apartments LLC	210-256 Locust Ave.	22-1711-7
2023-499-OC	Bear Paddle	4012 Seligman Drive	23-219-2
2023-500-OC	Eshanya Hotels LLC	7928 Dream Street	23-225-2
2023-501-OC	Acute Hearing Solutions	7392 Burlington Pike	23-226-2
2023-502-OC	911 Fleet and Fire Real Estate LLC	11 Lendale Drive	23-229-2
2023-503-OC	Connacht Realty LLC	5885 Merchants Street	23-232-2
2023-504-OC	FD Group 2 LLC	7502 Dixie Hwy	23-312-3
2023-505-OC	PSP Stores LLC DBA Pet Supplies Plus	7659-7747 Mall Road	23-329-2
2023-506-OC	Dollar General	832 Heights Blvd.	23-511-1
2023-507-OC	Family Dollar	7277 Turfway Road	23-512-1

**10. FIRE PREVENTION CASES: (1) PAID (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-2-FP	Speedway	7690 Burlington Pike	RSC-2023-02

**11. CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (49) Paid (2)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-74-ZG	Home Depot USA	99 Spiral Blvd	21-2711-10
2023-75-ZG	Yestika Arias Martinez	313 Honeysuckle Terrace	23-534-1
2023-76-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-2
2023-77-PM/ZG	Morris Adkins	86 Goodridge Drive	23-520-1
<b>2023-78-NU</b>	<b>Maria Guerra Nolasco</b>	<b>4-6 Chipman Drive</b>	<b>23-457-2 PD</b>
2023-79-PM	Richard & Helen Slade	6 Vivian Drive	23-541-1
2023-80-ZG	Turfway Plaza Associates	7269 Turfway Road	22-862-6
2023-81-ZG	Bernardo De La Cruz Lopez	6603 Dixie Hwy	23-601-1
2023-82-NU	Herma Holdings S C Inc.	100 Meijer Drive	23-125-3
2023-83-ZG	Home Depot USA	99 Spiral Blvd	23-559-2
2023-84-NU/PM/ZG	Charles and Rachel Ritter	109 Lee Street	23-440-1
2023-85-ZG	Home Depot USA	99 Spiral Blvd	21-2711-11
<b>2023-86-ZG</b>	<b>Turfway Plaza Associates</b>	<b>7285 Turfway Road</b>	<b>22-2208-1 PD</b>
2023-87-ZG	Speedway	8240 US 42	23-131-2
2023-88-PM	MAMIK LLC	56-58 Bustetter Drive	23-216-2
2023-89-ZG	Kirkwood Family Preservation Trust	8435-8445 US 42	23-567-1
2023-90-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-3
2023-91-NU	Oscar Frye IV	8481 Pheasant Drive	22-2196-4
2023-92-ZG	Yestika Arias Martinez	313 Honeysuckle Terrace	23-534-2
2023-93-NU/PM/SW	Sunnybrook Farms Subdivision Homeowners	9156 Susie Drive	23-350-2
2023-94-ZG	Landings Properties Leasing LLC	76 Miriam Drive	23-500-1
2023-95-ZG	Bernardo De La Cruz Lopez	6603 Dixie Hwy	23-601-2
2023-96-ZG	Turfway Plaza Associates	7269 Turfway Road	22-862-7
2023-97-ZG	Home Depot USA	99 Spiral Blvd	23-559-3
2023-98-PM/ZG	Morris Adkins	86 Goodridge Drive	23-520-2
2023-99-ZG	Home Depot USA	99 Spiral Blvd	21-2711-12
2023-100-NU	Herma Holdings S C Inc.	100 Meijer Drive	23-125-4
2023-101-ZG	Spirit SPE Portfolio 2004-6 LLC	7843 US 42	23-436-1

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2023-102-PM/ZG	Turfway Baseline LLC	7102-7120A Turfway Road	23-266-1
2023-103-ZG	Yestika Arias Martinez	313 Honeysuckle Terrace	23-534-3
2023-104-ZG	Nichole Bennett	8446 Winthrop Place	23-446-2
2023-105-NU/PM/SW	Vertex Professional Group	9156 Susie Drive	23-350-3
2023-106-PM	Richard & Helen Slade	6 Vivian Drive	23-541-2
2023-107-ZG	Bernardo De La Cruz Lopez	6603 Dixie Hwy	23-601-3
2023-108-PM	Houston Shoppes - One LLC	6805 Houston Road	22-1489-1
2023-109-ZG	Home Depot USA	99 Spiral Blvd	23-559-4
2023-110-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-4
2023-111-NU/PM	PRZ F1, KY LLC	8559 US 42	23-653-1
2023-112-ZG	Turfway Plaza Associates	7269 Turfway Road	22-862-8
2023-113-ZG	Home Depot USA	99 Spiral Blvd	21-2711-13
2023-114-NU	Herma Holdings S C Inc.	100 Meijer Drive	23-125-5
2023-115-NU/PM/ZG	Vincent Burns	26 Julia Ave.	22-663-12
2023-116-NU	Joshua Denigan	3 Airview Ave.	23-686-1
2023-117-NU	JJJC Real Estate Holdings LLC	6619 Dixie Hwy	23-698-1
2023-118-NU	JJJC Real Estate Holdings LLC	7 Goodridge Drive	23-699-1
2023-119-PM	MAMIK LLC	56-58 Bustetter Drive	23-216-3
2023-120-ZG	Spirit SPE Portfolio 2004-6 LLC	7843 US 42	23-436-2
2023-121-NU/PM	Turfway Baseline LLC	7102-7120A Turfway Road	23-622-2
2023-122-ZG	MAMIK LLC	56-58 Bustetter Drive	23-641-1

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

- |                           |  |                                       |
|---------------------------|--|---------------------------------------|
| 1) Case: 2022-238-OC      | City of Florence vs. Greg's Affordable Car Repair<br>7851 Tanners Lane<br><b>Represented by: Greg Gilliam</b>                              | (Mike Macaluso)<br>Multiple Citations |
| 2) Case: 2023-31-NU/PM/ZG | City of Florence vs. Jose M. Tineo Hernandez<br>8 Smith Street   | (Rodney Deno)<br>Multiple Citations   |
| 3) Case: 2020-82-PM/ZG    | City of Florence vs. Tower Place Properties, LLC<br>132-135 Honeysuckle Drive<br><b>Represented by: Robert Busken/ Attorney Ann Miller</b> | (Mike Macaluso)<br>Multiple Citations |

**13. OTHER**

**14. ATTORNEY'S REPORT**

**15. ADJOURNMENT**

NEXT CODE ENFORCEMENT HEARING WILL BE WEDNESDAY, JUNE 7, 2023  
FLORENCE GOVERNMENT CENTER