

**CODE ENFORCEMENT BOARD AGENDA**  
**SEPTEMBER 6, 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 – AUGUST 2, 2023**
4. **SUBPOENAED CASES (0)**
5. **CONTESTED CASES (6)**

1) Case: 2022-573-OC	City of Florence vs. Cutler Real Estate 71-75 Cavalier Blvd. <b>Contested by: Don Johnson</b>	(Mike Macaluso) Citation # 22-1249 (1-7)
2) Case: 2021-94-OC	City of Florence vs. Elite Security Systems, Inc. 71 Cavalier Blvd., #8 <b>Contested by: Tony Pabst</b>	(Mike Macaluso) Citation # 21-2217 (1-3)
3) Case: 2023-319-ZG	City of Florence vs. Marshall Land Management, LLC 7544 Burlington Pike <b>Contested by: Lee Richard Cahill</b>	(Jacob Carpenter) Citation # 22-974-1
4) Case: 2022-86-OC	City of Florence vs. Mauricio Grocery LLC 225 Main Street <b>Contested by: Celso G. Mauricio Miranda</b>	(Mike Macaluso) Citation # 22-33 (1-5)
5) Case: 2023-61-OC	City of Florence vs. Little Sunshine Photography 71-75 Cavalier Blvd. <b>Contested by: Natalie Beach</b>	(Mike Macaluso) Citation # 22-1191 (1-6)
6) Case: 2023-139-OC	City of Florence vs. Alpha's Home Town Pizza & Pasta, LLC 8460-8470 US 42, Suite A <b>Contested by: Jamie Yeager</b>	(Mike Macaluso) Citation # 22-2318 (1-7)

6. **PARKING CASES (7) PAID (1)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-31-PC	Debbie Loel	Blue Orchard	2729 PD
2023-32-PC	Wes Shinkle	Kennedy	2730
2023-33-MC	Todd Giles	Orleans Park	3062
2023-34-MC	Logan Grant	Orleans Park	3063
2023-35-TR	Senoleen Kapiriel	Spruce Drive	3331
2023-36-NB	Samuel Powers	Achates/Buckingham	3576
2023-37-NB	Heather M. Terry	Lawrence/Circle	3577

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

8. **OCCUPATIONAL LICENSE CASES: (112) Paid (12)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-849-OC	FEC, LLC	73 Cavalier Blvd.	21-1551-8
2023-850-OC	SLR International Corp.	71-75 Cavalier Blvd.	22-1207-8
2023-851-OC	Fortinet	71-75 Cavalier Blvd.	22-1212-6
2023-852-OC	Masterpiece Strategy	71-75 Cavalier Blvd.	22-1213-7
2023-853-OC	Big Blue Moving	71-75 Cavalier Blvd.	22-1220-10
2023-854-OC	Breca Consulting	71-75 Cavalier Blvd.	22-1240-6
2023-855-OC	Lendkey Technologies, Inc.	71-75 Cavalier Blvd.	22-1241-7
2023-856-OC	Muna Transportation	71-75 Cavalier Blvd.	22-1242-6

**CODE ENFORCEMENT BOARD AGENDA**  
**SEPTEMBER 6, 2023**  
**FLORENCE GOVERNMENT CENTER, 8100 EWING BOULEVARD**  
[www.florence-ky.gov](http://www.florence-ky.gov)

2023-857-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd.	22-1243-7
2023-858-OC	Sanitation Specialist	71-75 Cavalier Blvd.	22-1284-6
2023-859-OC	Realty Income Properties 19 LLC	5980 Merchants Street	22-1742-5
<b>2023-860-OC</b>	<b>Embrace Dental Care PLLC</b>	<b>8544 US 42</b>	<b>22-1748-5 PD</b>
2023-861-OC	Tritech Software Systems	11 Spiral Drive	22-1760-7
<b>2023-862-OC</b>	<b>Real Estate Development LLC</b>	<b>7631-7639 Dixie Hwy</b>	<b>22-1761-7 PD</b>
2023-863-OC	HS Land Company, LLC	6785 Houston Road	23-151-2
2023-864-OC	JK Management LLC	1501 Cavalry Drive	23-183-3
2023-865-OC	PS Partners III LTD Florence - Public Storage Mgt.	7551 Industrial Road	23-192-4
2023-866-OC	Chuck's Heating & Air, Inc.	7521 Sussex Drive	23-235-5
2023-867-OC	SCF RC Funding IV LLC	77 Spiral Blvd	23-243-5
2023-868-OC	Mohamed Adnan	71 Cavalier Blvd.	23-40-4
2023-869-OC	Toubl Contracting Inc.	71-75 Cavalier Blvd.	22-1150-6
2023-870-OC	Healthy Markets	71-75 Cavalier Blvd.	22-1160-6
2023-871-OC	Integrity Concepts	71-75 Cavalier Blvd.	22-1164-7
2023-872-OC	Daniel Schafer	71-75 Cavalier Blvd.	22-1169-6
2023-873-OC	Todd Breckel	71-75 Cavalier Blvd.	22-1176-6
2023-874-OC	Advantage Roofing	71-75 Cavalier Blvd.	22-1183-8
2023-875-OC	Little Sunshine Photography	71-75 Cavalier Blvd.	22-1191-6
2023-876-OC	Cortech	71-75 Cavalier Blvd.	22-1193-7
2023-877-OC	NKY Chiro Spine & Injury	71-75 Cavalier Blvd.	22-1199-7
2023-878-OC	Adam Marit	71-75 Cavalier Blvd.	22-1205-8
2023-879-OC	Lazarus Real Estate Inc. c/o Tax Department	5000 Mall Circle Road	22-1581-1
2023-880-OC	Turfway Baceline LLC	7102-7120 Turfway Road	22-1710-9
2023-881-OC	HCII-68 Cavalier Boulevard LLC	68 Cavalier Blvd.	22-229-10
2023-882-OC	Bear Paddle	4012 Seligman Drive	23-219-4
2023-883-OC	Donkey Farm LLC	7315 Dixie Hwy	23-224-1
2023-884-OC	Autozone	8510 US 42	23-227-4
2023-885-OC	TM Properties LLC	235 Main Street	23-228-2
2023-886-OC	Rockwell Heavy Vehicle Systems	7975 Dixie Hwy	23-258-2
2023-887-OC	FCPT Hospitality Properties LLC	7501 Foltz Drive	23-281-4
<b>2023-888-OC</b>	<b>RW Florence</b>	<b>6801 Dixie Hwy</b>	<b>23-308-2 PD</b>
2023-889-OC	Vereit Inc.	390 Meijer Drive	22-1697-3
2023-890-OC	J&L Furniture	7851 Tanners Lane	22-273-8
<b>2023-891-OC</b>	<b>Hari OH Properties, LLC</b>	<b>7009 Dixie Hwy</b>	<b>23-150-1 PD</b>
<b>2023-892-OC</b>	<b>Erhal Holdings LLC</b>	<b>1200 Bill Wentz Drive</b>	<b>23-158-3 PD</b>
2023-893-OC	ARG TCFLOKY001, LLC	1336 Hansel Ave	23-160-3
<b>2023-894-OC</b>	<b>Raymond E. Orfaly Revocable Trust</b>	<b>8228 US 42</b>	<b>23-161-2PD</b>
2023-895-OC	7289 Burlington LLC	7289 Burlington Pike	23-162-3
2023-896-OC	McDonald's Real Estate Company	7909 Dream Street	23-165-3
2023-897-OC	Seva Hospitality Division 1 Inc.	5905 Merchants Street	23-166-3
2023-898-OC	Hamilton Properties	107 Raintree Road	23-176-4
2023-899-OC	Steak N Shake Operations LLC	7845 Foltz Drive	23-236-2
<b>2023-900-OC</b>	<b>C1 Florence LLC</b>	<b>7190-7200 Industrial Road</b>	<b>23-991-1 PD</b>
2023-901-OC	Ambleside Properties LLC	4512 Dixie Hwy	23-187-3
2023-902-OC	Rent-n-Roll	4512 Dixie Hwy	23-188-3
2023-903-OC	HIS Florence Kentucky LLC	7960 Connector Drive	23-209-5
2023-904-OC	Scuba Shack of Northern KY LLC	7333 Burlington Pike	23-280-5
2023-905-OC	Chill Out Nutrition	7220 Burlington Pike	22-1573-7
2023-906-OC	Fresenius Medical Care Healthcare	7205 Dixie Hwy	22-1735-4

**CODE ENFORCEMENT BOARD AGENDA**  
**SEPTEMBER 6, 2023**  
**FLORENCE GOVERNMENT CENTER, 8100 EWING BOULEVARD**  
[www.florence-ky.gov](http://www.florence-ky.gov)

2023-907-OC	NKY Center of Pain and Relief LLC	8780 US 42	22-1746-4
2023-908-OC	Taqueria Guatemonteca LLC	7107-7129 Turfway Road	22-2325-4
2023-909-OC	Caliber Collision Centers	5980 Merchants Street	22-2059-3
<b>2023-910-OC</b>	<b>TPO2 LLC (Twin Peaks)</b>	<b>6835 Houston Road</b>	<b>22-2326-2 PD</b>
<b>2023-911-OC</b>	<b>BKDL Investments</b>	<b>6835 Houston Road</b>	<b>23-1056-1 PD</b>
2023-912-OC	Chester Dix Florence Corp. c/o Remke Market	6920 Burlington Pike	22-1662-8
2023-913-OC	Realty Income Properties 19 LLC	5980 Merchants Street	22-1742-6
2023-914-OC	Seva at Houston Lakes, LLC	5905 Merchants Street	23-1045-1
<b>2023-915-OC</b>	<b>Bruening Bearings Inc</b>	<b>7575 Thoroughbred Blvd</b>	<b>23-193-2 PD</b>
2023-916-OC	Mary Hamilton Legacy Trust	8755 US 42	23-283-5
2023-917-OC	TF Florence KY LLC	3000 Mall Circle Road	23-348-4
2023-918-OC	Surveying & Mapping	71 Cavalier Blvd.	23-41-3
<b>2023-919-OC</b>	<b>Dollar General</b>	<b>832 Heights Blvd</b>	<b>23-511-3 PD</b>
2023-920-OC	Jessica Behimer	7606-7654 Mall Road	22-1313-4
2023-921-OC	Payton Schulkers dba Coleson Ire Salon & Style Lounge	7606-7654 Mall Road	22-1314-5
2023-922-OC	Modern Dentistry	8136-8188 Mall Road	22-1366-6
<b>2023-923-OC</b>	<b>RAM Beverage dba Happy Liquors</b>	<b>7009 Dixie Hwy</b>	<b>23-1189-1 PD</b>
2023-924-OC	Shantaba Treats dba Dairy Queen	8460-8470 US 42	23-1190-1
2023-925-OC	Jason E. Mulzer DDS PSC	1495 Cavalry Drive	23-1191-1
2023-926-OC	Jason A Ford DMD PLLC	8667 US 42	23-1192-1
2023-927-OC	CIVFY-KY1B0 1 & KY1B02, LLC	7107-7115 Industrial Road	21-2823-12
2023-928-OC	Correa Family LLC	7205 Houston Road	21-614-19
2023-929-OC	J. L. Bayridge Inc. dba Red Wing Shoe	8071 Connector Drive	21-616-14
2023-930-OC	Richard K. Mullins DMD	7205 Dixie Hwy	21-988-12
2023-931-OC	Realty Income Properties 19 LLC	5980 Merchants Street	22-1742-7
2023-932-OC	Locust Lane Apartments LLC	210-256 Locust Ave.	23-1711-9
2023-933-OC	H&R Block	8037 Connector Drive	22-1410-5
2023-934-OC	Liberty Mutual Insurance Co.	500 Meijer Drive	22-1444-5
2023-935-OC	Kentucky Motor Service Inc.	7232 Burlington Pike	22-225-6
2023-936-OC	Bengles Tots 24-7 Learning	8045-8133 Connector Drive	22-16-6
2023-937-OC	Insight Kentucky Partners II LP	7906 Dixie Hwy	22-227-4
2023-938-OC	FX Florence Road LLC	6985 Houston Road	22-58-8
2023-939-OC	PSP Stores LLC dba Pet Supplies Plus	7659-7747 Mall Road	23-329-4
2023-940-OC	A Prettier U	75 Cavalier Blvd.	23-54-5
2023-941-OC	Turfway Plaza Associates	7269 Turfway Road	23-138-4
2023-942-OC	Allied Communications Corp DBA Boost Mobile	6700-6704 Dixie Hwy	22-1930-9
2023-943-OC	Tom Than	6500 Dixie Hwy	22-1931-7
2023-944-OC	RSK Properties LLC	7333 Burlington Pike	22-1935-9
2023-945-OC	Pizza Hut (317903)	7951-7965 Mall Road	22-2069-8
2023-946-OC	Houston Shoppes - One LLC	6805 Houston Road	22-2072-8
2023-947-OC	Harvey D. Cohen Trust	7688 Mall Road	22-230-7
2023-948-OC	Aplha's Hometown Pizza & Pasta LLC	8460-8470 US 42	22-2318-7
2023-949-OC	Araceli Entertainment LLC (Mugbees)	8405 US 42	22-2319-7
2023-950-OC	CEC Entertainment, LLC (Chuck E Cheese)	7635 Mall Road	22-2320-7
2023-951-OC	RMH Franchise Corp (Applebees)	7383 Turfway Road	22-2324-6
2023-952-OC	DRB PT Florence LLC	4931 Houston Road	23-121-4
2023-953-OC	Herma Holdings S C Inc.	100 Meijer Drive	23-134-4
2023-954-OC	Spirit SPE Portfolio 2004-6 LLC	300 Meijer Drive	23-136-4
2023-955-OC	Peak One Holdings LLC	7708 Dixie Hwy	23-1422-1
2023-956-OC	FCPT Hospitality Properties LLC	7844 Mall Road	23-282-6

**CODE ENFORCEMENT BOARD AGENDA**  
**SEPTEMBER 6, 2023**  
**FLORENCE GOVERNMENT CENTER, 8100 EWING BOULEVARD**  
[www.florence-ky.gov](http://www.florence-ky.gov)

2023-957-OC	Pro Transmission	7209 Burlington Pike	23-284-6
2023-958-OC	Sabino Properties LLC	6418 Dixie Hwy	23-314-6
2023-959-OC	Slate Ridge Holdings LLC	8104 US 42	23-343-6
2023-960-OC	Family Dollar	7277 Turfway Road	23-512-4

**9. FIRE PREVENTION CASES: (0) None**

**10. CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (74) Paid (4)**

Case No.	City of Florence vs.	Citation Location	Citation No.
<b>2023-268-NU</b>	<b>Deborah Vickers</b>	<b>42 Vivian Drive</b>	<b>23-1333-1 PD</b>
2023-269-NU	Burr Travis III	37 Goodridge Drive	23-1079-5
2023-270-NU	O'Riley Automotive Inc.	8117 US 42	23-1092-2
2023-271-NU/PM	Pervis Hawkins	8580 Evergreen Drive	23-1161-1
2023-272-NU	Evergreen Apartments Oracle LP	8535-8551 Evergreen Drive	23-714-3
2023-273-NU	Burr Travis III	37 Goodridge Drive	23-1079-6
2023-274-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-1
2023-275-NU	Burr Travis III	37 Goodridge Drive	23-1079-7
2023-276-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-2
2023-277-NU/PM	Chester Mutters	416 Foster Ave.	23-993-3
2023-278-NU	Burr Travis III	37 Goodridge Drive	23-1079-8
2023-279-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-3
2023-280-NU	Burr Travis III	37 Goodridge Drive	23-1079-9
2023-281-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-4
2023-282-NU/PM/ZG	Charles and Rachel Ritter	109 Lee Street	23-440-3
2023-283-SW	Tara Community Association Inc.	1330 Taramore	23-758-2
2023-284-NU	Burr Travis III	37 Goodridge Drive	23-1079-10
2023-285-NU	O'Riley Automotive Inc.	8117 US 42	23-1092-3
2023-286-NU/PM	Pervis Hawkins	8580 Evergreen Drive	23-1161-2
<b>2023-287-ZG</b>	<b>Hari OH Properties, LLC</b>	<b>7009 Dixie Hwy</b>	<b>23-1339-1 PD</b>
2023-288-ZG	Florence DG LLC	7641 Dixie Hwy	23-1359-1
2023-289-NU/PM	AJJ Properties	4 Shenandoah Drive	23-1442-1
2023-290-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-5
2023-291-PM/ZG	31 Girard Place LLC	21 Girard Street	23-671-2
2023-292-SW	Plantation Pointe Master Association	Columns Drive	23-723-1
2023-293-PM	Morgan Trace at Saddlebrook Farms	8463 Bridle Court	23-755-1
2023-294-NU	Burr Travis III	37 Goodridge Drive	23-1079-11
2023-295-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-6
2023-296-NU	Burr Travis III	37 Goodridge Drive	23-1079-12
2023-297-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-7
2023-298-ZG	AMH 2015-1 Borrower LLC	8420 Stratford Court	23-1010-3
2023-299-NU/PM	Chester Mutters	416 Foster Ave.	23-993-4
2023-300-PM	Bonnie Conyers	7421 Liberty Court	23-995-1
2023-301-ZG	Cincinnati WIP Businessplex LLC	7902-7988 Tanners Gate Lane	22-1114-4
2023-302-NU	Burr Travis III	37 Goodridge Drive	23-1079-13
2023-303-NU	Lasonia Waide-Edwards	19 Ridgeview Ave	23-1483-1
2023-304-NU/PM/ZG	Yestika Arias Martinez	313 Honeysuckle Terrace	23-1484-1
2023-305-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-8
2023-306-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-7
2023-307-NU	Evergreen Apartments Oracle LP	8535-8551 Evergreen Drive	23-714-4

**CODE ENFORCEMENT BOARD AGENDA**  
**SEPTEMBER 6, 2023**  
**FLORENCE GOVERNMENT CENTER, 8100 EWING BOULEVARD**  
[www.florence-ky.gov](http://www.florence-ky.gov)

2023-308-NU	Burr Travis III	37 Goodridge Drive	23-1079-14
2023-309-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-9
<b>2023-310-ZG</b>	<b>Molly A. Fulmer</b>	<b>77 Achates Ave.</b>	<b>23-168-1 PD</b>
2023-311-NU	Burr Travis III	37 Goodridge Drive	23-1079-15
2023-312-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-10
2023-313-NU	Burr Travis III	37 Goodridge Drive	23-1079-16
2023-314-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-11
2023-315-ZG	Ora & Lottie Tomlinson	107 Joann Drive	23-705-5
2023-316-NU	Burr Travis III	37 Goodridge Drive	23-1079-17
2023-317-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-12
2023-318-NU/PM	Chester Mutters	416 Foster Ave.	23-993-5
2023-319-ZG	Marshall Land Management, LLC	7544 Burlington Pike	22-974-1
2023-320-NU	Burr Travis III	37 Goodridge Drive	23-1079-18
2023-321-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-11
2023-322-NU	Susan Taylor	501 Kentaboo Ave	23-1533-1
2023-323-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-8
2023-324-NU	Burr Travis III	37 Goodridge Drive	23-1079-19
2023-325-ZG	Eve Harvey	3 Circle Drive	23-1227-1
2023-326-NU/PM/ZG	Tammy Rolfs	3 Edwards Ave.	23-1303-1
<b>2023-327-NU/ZG</b>	<b>Lyle C. Adams</b>	<b>18 Edward Ave.</b>	<b>23-1308-1 PD</b>
2023-328-ZG	Florence DG LLC	7641 Dixie Hwy	23-1359-2
2023-329-NU/PM	Burr Travis III	37 Goodridge Drive	23-1487-12
2023-330-NU/ZG	Brian Stone	54 Miriam Drive	23-1541-1
2023-331-NU	Kohry Thibodeau	128-130 Valley Drive	23-1228-1
2023-332-NU/CO	Rex Residential Property Owners A LLC	173 Raintree Road	23-1546-1
2023-333-OL	Burr Travis III	37 Goodridge Drive	23-1079-20
2023-334-NU	Burr Travis III	37 Goodridge Drive	23-1487-15
2023-335-NU/PM	Gary & Pamela Vest	22 Achates Ave	23-1548-1
2023-336-NU	Randolph & Leslie Hust	5 Ash Street	23-1568-1
2023-337-PM/NU	Chester Mutters	416 Foster Ave.	23-993-6
2023-338-NU/PM	James Lawrence	132 Roger Lane	23-1382-1
2023-339-PM	John Wilson	8 Woodland Avenue	23-1384-1
2023-340-NU/PM/ZG	Donna & Wanda Linville	331 Center Park Drive	23-1402-1
2023-341-NU/PM	Village Capital and Investment LLC	22 Achates Avenue	23-1614-1

**11. CONTINUED CASES: (5)**

- |                            |   |   |
|----------------------------|---|---|
| 1) Case: 2023-637-OC       | City of Florence vs. The Ritz Ballroom Dance Studio<br>8136-8188 Mall Road<br><b>Contested by: Karen Turner</b>               | (Mike Macaluso)<br>Citation # 22-1392-4       |
| 2) Case: 2022-356-OC       | City of Florence vs. Natasha Bintz<br>7210 Turfway Road   | (Mike Macaluso)<br>Citation # 22-653 (1-3)    |
| 3) 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>Citation # 22-306 (1-6)    |
| 4) Case: 2023-238-NU       | City of Florence vs. Jason Grace<br>258 Suzanne Way   | (Jacob Carpenter)<br>Citation # 23-1098 (1-2) |
| 5) Case: 2023-228-NU/PM/ZG | City of Florence vs. Advanced Construction Services<br>135 Honeysuckle Drive<br><b>Contested by: Alex Edmondson, Attorney</b> | (Mike Macaluso)<br>Citation # 23-1152 (1-2)   |

**CODE ENFORCEMENT BOARD AGENDA**  
**SEPTEMBER 6, 2023**  
**FLORENCE GOVERNMENT CENTER, 8100 EWING BOULEVARD**  
[www.florence-ky.gov](http://www.florence-ky.gov)

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

NEXT CODE ENFORCEMENT HEARING WILL BE WEDNESDAY, OCTOBER 4, 2023  
FLORENCE GOVERNMENT CENTER