

CODE ENFORCEMENT BOARD AGENDA
DECEMBER 6, 2023
FLORENCE GOVERNMENT CENTER, 8100 EWING BOULEVARD
www.florence-ky.gov

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES – NOVEMBER 1, 2023
4. SUBPOENAED CASES (0)
5. CONTESTED CASES (11)

1) Case: 2023-333-OC	City of Florence vs. Deer Park Roofing 6418 Dixie Highway Contested by: Vic Sabino	(Mike Macaluso) Citation # 23-313 (1-4)
2) Case: 2023-353-OC	City of Florence vs. Richard Fleg 7474 Industrial Road Contested by: Sarah Nenoff	(Mike Macaluso) Citation # 23-288 (1-7)
3) Case: 2023-423-ZG	City of Florence vs. DCMT Properties, LLC 8300 Tamarack Drive Contested by: Dan Gamel	(Jeremiah Rice) Citation # 23-1856-1
4) Case: 2023-429-ZG	City of Florence vs. Renee Steffen 2335 Antoinette Way	(Jacob Carpenter) Citation # 23-1138-1
5) Case: 2023-357-ZG/OL	City of Florence vs. Billy Jewell 151 Roger Lane	(Mike Macaluso) Citation # 23-1383 (1-2)
6) Case: 2023-345-ZG/OL/PM	City of Florence vs. Bernardo De La Cruz 6603 Dixie Highway	(Mike Macaluso) Citation # 23-1586 (1-6)
7) Case: 2023-357-OC	City of Florence vs. KT & J Inc. dba Flowerama 7290 Turfway Road Contested by: Angie Kuhl	(Mike Macaluso) Citation # 23-302 (1-3)
8) Case: 2023-522-OC	City of Florence vs. Hamilton Properties 107 Raintree Road Contested by: William Hamilton	(Mike Macaluso) Citation # 23-176 (1-4)
9) Case: 2023-480-OC	City of Florence vs. Seva Hospitality Division 1, Inc. 5905 Merchants Street Contested by: Ricky Narsinghani	(Mike Macaluso) Citation # 23-166 (1-5)
10) Case: 2023-914-OC	City of Florence vs. Seva at Houston Lakes, LLC 5905 Merchants Street Contested by: Ricky Narsinghani	(Mike Macaluso) Citation # 23-1045 (1-2)
11) Case: 2023-438-NU/ZG	City of Florence vs. Jenny Rice 320 Center Street	(Randy Corpus) Citation # 23-1915 (1-2)

6. PARKING CASES (9) PAID (5)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-43-TL	Lori or Daniel Tanabe	2250 Antoinette	1306 PD
2023-44-PC	Alexandro Mendoza	Arrowwood	2731 PD
2023-45-PC	Kario Kasper	Arrowwood	2732
2023-46-PC	Luxury Import Auto	Blue Orchard	2733
2023-47-PC	Wendy Sexton	Blue Orchard	2734
2023-48-PC	Debra Ndonga	Orchard	2735 PD
2023-49-PC	Gevara Condova	Valley	2736
2023-50-PT	Daniel Yeager	Circle Drive	3526 PD
2023-51-JD	Wilmer Domingo	7510 Sussex Drive	7032 PD

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7. ANIMAL CONTROL (0) None

8. OCCUPATIONAL LICENSE CASES: (112) PAID (16)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-1117-OC	Dollar General	832 Heights Blvd	23-511-5
2023-1118-OC	Fischer Dental Laboratory Inc.	8415 US 42 Hwy	22-1476-4
2023-1119-OC	Matsuya Japanese Restaurant	7137-7149 Manderlay Drive	22-1478-6
2023-1120-OC	Staples The Office Superstore	7659-7747 Mall Road	22-1479-7
2023-1121-OC	Jimmy John's (312565)	8747 US 42 Hwy	22-1517-4
2023-1122-OC	Untied Household Rental Inc.	7107-7129 Turfway Road	22-1546-7
2023-1123-OC	Bridge Point Propco LLC	7300 Woodspoint Drive	22-1547-8
2023-1124-OC	Emerald Properties LLC	6895 Burlington Pike	22-1550-3
2023-1125-OC	JoAnn Fabrics and Crafts #2261	83-87 Spiral Blvd	23-1436-2 PD
2023-1126-OC	Shelby Street Veterinary Hospital	7220 Burlington Pike	23-1450-2 PD
2023-1127-OC	Rent-a-Center #01503	7830-7850 US 42 Hwy	23-1451-2
2023-1128-OC	Rent-a-Center	7275 Turfway Road	23-1452-2
2023-1129-OC	FedEx Office #1743	7102-7120A Turfway Road	23-1453-2
2023-1130-OC	Donatos Pizza	8850 US 42 Hwy	23-1458-2 PD
2023-1131-OC	Precise Paralegel LLC	7430 US 42	21-2315-3
2023-1132-OC	Tru Element Inc.	7902-7988 Tanners Gate Lane	23-1461-1 PD
2023-1133-OC	IHOP	6885 Houston Road	23-1664-1
2023-1134-OC	J&L Furniture, Inc.	7851 Tanners Lane	22-273-9
2023-1135-OC	United Steel Workers	71-75 Cavalier Blvd.	22-1239-7
2023-1136-OC	The TCG Vault	71-75 Cavalier Blvd.	22-1182-6
2023-1137-OC	William F. Mitchell	71-75 Cavalier Blvd.	22-1149-5
2023-1138-OC	Southern Cross	71 Cavalier Blvd.	21-2341-10
2023-1139-OC	Muna Transportation	71-75 Cavalier Blvd.	22-1242-9
2023-1140-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd.	22-1243-10
2023-1141-OC	Sanitation Specialist	71-75 Cavalier Blvd.	22-1284-9
2023-1142-OC	Real Estate Development LLC	7631-7639 Dixie Hwy	22-1761-10
2023-1143-OC	Kentucky Law Properties, LLC	6900 Houston Road	23-1465-2
2023-1144-OC	Tanenbaums LLC	17 Ann Street	23-1467-2 PD
2023-1145-OC	Ross Dress for Less	7601 Mall Road	23-1468-2 PD
2023-1146-OC	American Freight	7102-7120A Turfway Road	23-1471-2 PD
2023-1147-OC	DBA Barleycorn's Florence	8544 US 42 Hwy	23-1473-2 PD
2023-1148-OC	SVC ABS LLC	7843 US 42 Hwy	23-1573-2
2023-1149-OC	American Home Tech	6555 Nicholas Street	23-1580-2 PD
2023-1150-OC	B-Tuckoo LLC	7000 Houston Road	23-1602-1 PD
2023-1151-OC	Cardinal Storage LLC	7869 Commerce Pl.	23-1665-1 PD
2023-1152-OC	Bear Paddle	4012 Seligman Drive	23-219-7
2023-1153-OC	SCF RC Funding IV LLC	77 Spiral Blvd	23-243-8 PD
2023-1154-OC	Grammas Pizza	8449-8459 US 42 Hwy	23-1459-2
2023-1155-OC	Morris Home Center	8040 Burlington Pike	23-1460-2
2023-1156-OC	Scuba Shack of Northern Ky LLC	7333 Burlington Pike	23-280-7 PD
2023-1157-OC	FCPT Hospitality Properties LLC	7844 Mall Road	23-282-8
2023-1158-OC	Mary Hamilton Legacy Trust	8755 US 42 Hwy	23-283-7
2023-1159-OC	KT&J Inc., DBA Flowerama	7290 Turfway Road	23-302-3
2023-1160-OC	Sabino Properties LLC	6418 Dixie Highway	23-314-8
2023-1161-OC	PSP Stores, LLC, DBA Pet Supplies Plus	7659-7747 Mall Road	23-329-6

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2023-1162-OC	TF Florence KY LLC	3000 Mall Circle Road	23-348-5
2023-1163-OC	Family Dollar	7277 Turfway Road	23-512-6
2023-1164-OC	Seva Hospitality Division 1 Inc.	5905 Merchants Street	23-1045-2
2023-1165-OC	BKDL Investments LLC	6835 Houston Road	23-1056-3
2023-1166-OC	911 Fleet and Fire Real Estate LLC	11 Lendale Drive	23-229-4 PD
2023-1167-OC	Steak N Shake Operations Inc.	7485 Foltz Drive	23-236-4
2023-1168-OC	Seva Hospitality Division 1 Inc.	5905 Merchants Street	23-166-5
2023-1169-OC	Cortech	71-75 Cavalier Blvd.	22-1193-10
2023-1170-OC	NKY Chiro Spine & Injury	71-75 Cavalier Blvd.	22-1199-10
2023-1171-OC	Adam Marit	71-75 Cavalier Blvd.	22-1205-11
2023-1172-OC	Daniel Schafer	71-75 Cavalier Blvd.	22-1169-9
2023-1173-OC	Advantage Roofing	71-75 Cavalier Blvd.	22-1183-11
2023-1174-OC	Toubl Contracting Inc.	71-75 Cavalier Blvd.	22-1150-9
2023-1175-OC	Taco Bell	7619 Mall Road	22-1520-8
2023-1176-OC	Taco Bell	6724 Dixie Hwy	22-1521-8
2023-1177-OC	Taco Bell	8526 US 42 Hwy	22-1522-8
2023-1178-OC	Turfway Baceline LLC	7102-7120 Turfway Road	22-1710-12
2023-1179-OC	RSK Properties LLC	7333 Burlington Pike	22-1935-11
2023-1180-OC	FCPT Hospitality Properties LLC	7501 Foltz Drive	23-281-6
2023-1181-OC	Fx Florence Road LLC	6985 Houston Road	2-58-10
2023-1182-OC	Rally's	7843 US 42 Hwy	22-780-5
2023-1183-OC	Tom Q. Than	6500 Dixie Hwy	22-1931-9
2023-1184-OC	Allied Communications Corp DBA Boost Mobile	6700-6704 Dixie Hwy	22-1930-11
2023-1185-OC	Houston Shoppes - One LLC	6805 Houston Road	22-2072-10
2023-1186-OC	Araceli Entertainment LLC (Mugbees)	8405 US 42	22-2319-9
2023-1187-OC	Turfway Plaza Associates	7269 Turfway Road	23-138-5
2023-1188-OC	ARG TCFLOKY001, LLC	1336 Hansel Ave	23-160-4
2023-1189-OC	Ambleside Properties LLC	4512 Dixie Hwy	23-187-5
2023-1190-OC	Rent-n-Roll	4512 Dixie Hwy	23-188-5
2023-1191-OC	Krogers	7685 Mall Road	23-1439-2
2023-1192-OC	Keith Wimsatt- DBA Wimsatt's Painting	51 Grand Ave.	23-1705-1 PD
2023-1193-OC	Karyn Bosch	7210 Turfway Road	22-658-3
2023-1194-OC	Chelsea Boutelle	7210 Turfway Road	22-673-4
2023-1195-OC	Lisa Brannen	7210 Turfway Road	22-674-4
2023-1196-OC	Hunter Bray	7210 Turfway Road	22-675-4
2023-1197-OC	Missy Bricking	7210 Turfway Road	22-676-4
2023-1198-OC	Sam Briggs	7210 Turfway Road	22-677-4
2023-1199-OC	Gina Brock	7210 Turfway Road	22-678-4
2023-1200-OC	Kathryn Bronk-Horst	7210 Turfway Road	22-679-4
2023-1201-OC	Abbie Brown	7210 Turfway Road	22-680-4
2023-1202-OC	Lori Brownfield	7210 Turfway Road	22-681-4
2023-1203-OC	Anthony Brucato	7210 Turfway Road	22-682-4
2023-1204-OC	Jaimie Bubb	7210 Turfway Road	22-684-4
2023-1205-OC	Jake Burdine	7210 Turfway Road	22-685-4
2023-1206-OC	Ron Burmeister	7210 Turfway Road	22-686-4
2023-1207-OC	Nicholas Butler	7210 Turfway Road	22-906-3
2023-1208-OC	Joanna Contorno	7210 Turfway Road	22-1382-4
2023-1209-OC	Liberty Mutual Insurance Co.	500 Meijer Drive	22-1444-6
2023-1210-OC	Automasters	8665 Haines Drive	22-1474-4
2023-1211-OC	Source Providers Inc.	4175 Aero Parkway	21-2213-12

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2023-1212-OC	Nails and Spa by Helen	8800-8880 Bankers Street	21-2978-7
2023-1213-OC	Mark D. Kroger, M.S.	8136-8188 Mall Road	22-1360-6
2023-1214-OC	J.L. Bayridge Inc. DBA Red Wing Shoe	8071 Connector Drive	21-616-15
2023-1215-OC	Richard K. Mullins DMD	7205 Dixie Highway	21-988-13
2023-1216-OC	CIVFI-KY1B0 & KY1B02 LLC	7107-7115 Industrial Road	21-2823-13
2023-1217-OC	Marc and Melanie Collins	7000 Houston Road	22-223-8
2023-1218-OC	Allatrim LLC c/o Joseph Brown	8665 Haines Drive	22-1475-3
2023-1219-OC	RPTO KY LLC dba Rhinopro Truck Outfitters- KY	7525 Industrial Road	22-1763-7
2023-1220-OC	Taqueria Guatemonteca LLC	7107-7129 Turfway Road	22-2325-6
2023-1221-OC	Cricket Wireless	8127 Connector Drive	23-1793-1
2023-1222-OC	Kopan Korean Food	8085 Connector Drive	23-1798-1 PD
2023-1223-OC	Better Blend	8181 Mall Road	23-1800-1
2023-1224-OC	Raymond Orfaly Revocable Trust	8228 US 42	23-161-3
2023-1225-OC	Pachyderm Properties LLC	6843 Dixie Hwy	23-210-5
2023-1226-OC	Autozone Inc Real Estate Dept 8700	8510 US 42	23-227-6
2023-1227-OC	Family Dollar	7502 Dixie Hwy	23-1681-2
2023-1228-OC	GPT Properties Trust	7105-7125 Industrial Road	23-1683-2

9. FIRE PREVENTION CASES: (3) PAID (1)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-3-FP	Hamilton Properties	87 Circle Drive	RSC-2023-03 PD
2023-4-FP	Public Storage	7866 Tanners Lane	RSC-2023-04
2023-5-FP	Jo Ann Fabrics	87 Spiral Drive	RSC-2023-05

10. CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (77) Paid (8)

Case No.	City of Florence vs.	Citation Location	Citation No.
2023-414-PM/NU	Columbia Sussex Properties LLC	7523 Sussex Drive	23-1357-2
2023-415-PM/ZG/NU	Mark H. Shackelford	66 Utz Drive	23-1638-4
2023-416-PM/NU/ZG	Spirit SPE Portfolio 2004-6 LLC	7843 US 42 Hwy	23-1822-1
2023-417-WS	TF Florence KY LLC	3000 Mall Circle Road	23-1831-1
2023-418-ZG/PM	John & Sheila MacDaniels	34 Wellington Drive	23-1748-1
2023-419-ZG/OC/PM	Bernardo De La Cruz Lopez	6603 Dixie Hwy	23-1586-5
2023-420-PM/ZG/NU	Mark H. Shackelford	66 Utz Drive	23-1638-5
2023-421-NU/ZG/PM	PCW Cinci 1 LLC	7592 Burlington Pike	23-1692-1
2023-422-NU/ZG/PM/SW	PCW Cinci 1 LLC	7600 Burlington Pike	23-1695-1
2023-423-ZG	DCMT Properties LLC	8300 Tamarack Drive	23-1856-1
2023-424-ZG/NU	Tom & Sharon Pritchard	8372 Juniper Lane	23-1857-1
2023-425-ZG	Caroline Lind	8318 Tamarack Drive	23-1859-1 PD
2023-426-ZG	Jennifer L. Lindon	8386 Red Cedar Court	23-1864-1 PD
2023-427-NU/PM	Coltyn T. Keairns	8392 Red Cedar Court	23-1865-1
2023-428-ZG	Home Depot USA	99 Spiral Drive	21-2711-24
2023-429-ZG	Renee Steffen	2335 Antoinette Way	23-1138-1
2023-430-PM/NU	Columbia Sussex Properties LLC	7523 Sussex Drive	23-1357-3
2023-431-NU	Brian Stone	54 Miriam Drive	23-1541-3 PD
2023-432-NU	Florence Apt LLC	24 Alan Court	23-1851-1 PD
2023-433-NU/ZG/PM	Charles & Rachel Ritter	109 Lee Street	23-440-6
2023-434-ZG	Morris Adkins	86 Goodridge Drive	23-520-8

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2023-435-PM	Chester M. Mutters	416 Foster Avenue	23-993-8
2023-436-ZG	Miranda Herberth	40 Scott Drive	23-1890-1
2023-437-ZG	William & Helen Pickett	34 Miriam Drive	23-1832-1
2023-438-NU/ZG	Jenny Rice	320 Center Street	23-1915-1
2023-439-WS	TF Florence KY LLC	3000 Mall Circle Road	23-1831-2
2023-440-NU/PM/ZG	SVC ABS LLC	7843 US 42 Hwy	23-1822-2
2023-441-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-7
2023-442-NU	Andre L. Hill	64 Utz Drive	23-1903-1 PD
2023-443-ZG/OL	Billy Lee Jewell	151 Roger Lane	23-1383-2
2023-444-ZG/OC/PM	Bernardo De La Cruz Lopez	6603 Dixie Hwy	23-1586-6
2023-445-PM/ZG/NU	Mark H. Shackelford	66 Utz Drive	23-1638-6
2023-446-NS/ZG/PM	PCW Cinci 1 LLC	7592 Burlington Pike	23-1692-2
2023-447-NS/ZG/PM	PCW Cinci 1 LLC	7600 Burlington Pike	23-1695-2
2023-448-NU	Joshua Denigan	3 Airview Ave.	23-1909-1 PD
2023-449-PM	George M. Whitson Trustee	7828 US 42	22-1190-2
2023-450-NU/CO/ZG/PM	Walmart Real Estate Business Trust	7625 Doering Drive	23-405-2
2023-451-ZG	Morris Adkins	86 Goodridge Drive	23-520-9
2023-452-ZG	R and D Holdings of NKY LLC	6602 Dixie Hwy	23-668-3
2023-453-WS	TF Florence KY LLC	3000 Mall Circle Road	23-1831-3
2023-454-ZG	Jennifer L. Lindon	8386 Red Cedar Court	23-1864-2 PD
2023-455-ZG	Jenny Rice	320 Center Street	23-1915-2
2023-456-PM	Turfway Baceline LLC	7102-7120A Turfway Road	23-622-7
2023-457-NU/ZG/PM	Charles and Rachel Ritter	109 Lee Street	23-440-7
2023-458-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-8
2023-459-NU/PM	Steven Russel Long, Jr.	28 Lynn Street	23-670-13
2023-460-NU/ZG/PM	PCW Cinci 1 LLC	7592 Burlington Pike	23-1692-3
2023-461-NU/ZG/PM/SW	PCW Cinci 1 LLC	7600 Burlington Pike	23-1695-3
2023-462-ZG	Uriel Munoz Hernandez	9093 Wisteria Court	23-1937-1
2023-463-NU	Joshua Denigan	3 Airview Ave.	23-1909-2 PD
2023-464-ZG	Leila Development Co. LLC	8551 US 42 Hwy	23-1965-1
2023-465-ZG	ACE/ Florence	8515 US 42	23-1966-1
2023-466-PM	George M. Whitson Trustee	7828 US 42	22-1190-3
2023-467-NU/PM	Florence Center Partners	8045-8133 Connector Drive	23-1974-1
2023-468-NU	Florence Center Partners	8045-8133 Connector Drive	23-1975-1
2023-469-NU	Florence Center Partners	8045-8133 Connector Drive	23-1976-1
2023-470-ZG	Speedway Superamerica LLC	8699 US 42	23-1988-1
2023-471-ZG	KEB Real Estate Holdings LLC	8747 US 42 Hwy	23-2013-1
2023-472-ZG	Dos Lagos Asset CVG LLC	7300 Turfway Road	23-2014-1
2023-473-PM	George M. Whitson Trustee	7828 US 42	22-1190-4
2023-474-PM	Florence Center Partners	8045-8133 Connector Drive	23-129-1
2023-475-NU	Storage Equities/ PS Partners	7866 Tanners Lane	23-1814-1
2023-476-NU	PS Partners III LTD Florence - Public Storage Mgt.	7551 Industrial Road	23-1816-1
2023-477-NU/PM/ZG	PCW Cinci 1 LLC	7592 Burlington Pike	23-1692-4
2023-478-NU/ZG/PM/SW	PCW Cinci 1 LLC	7600 Burlington Pike	23-1695-4
2023-479-PM	Village at South Fork Creek Condominiums Council	50 Rio Grande Circle	23-1955-1
2023-480-NU	Florence Apt LLC	16 Alan Court	23-1987-1
2023-481-NU/PM	Florence Center Partners	8045-8133 Connector Drive	23-1974-2
2023-482-NU	Florence Center Partners	8045-8133 Connector Drive	23-1975-2
2023-483-NU	Florence Center Partners	8045-8133 Connector Drive	23-1976-2
2023-484-NU/CO/ZG/PM	Walmart Real Estate Business Trust	7625 Doering Drive	23-405-3

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2023-485-ZG	IHG Properties	7503 Woodspoint Drive	23-665-2
2023-486-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-14
2023-487-NU	Brian Stone	54 Miriam Drive	23-1541-4
2023-488-ZG	Brian Stone	54 Miriam Drive	23-1916-1
2023-489-ZG	James Dykes	111 Honeysuckle Drive	23-1933-1
2023-490-ZG	Jordan Reed	7761 Anchor Way	23-1962-1

11. CONTINUED CASES: (3)

1) Case: 2023-340-NU/PM/ZG	City of Florence vs. Donna & Wanda Linville 331 Center Park Drive Represented by: Donna Linville	(Jacob Carpenter) Citation # 23-1402-1
2) Case: 2023-206-NU/ZG	City of Florence vs. Burr Travis III 37 Goodridge Drive	(Mike Macaluso) Citation # 23-1079 (1-21)/23-1487 (1-20)
3) Case: 2023-410-ZG	City of Florence vs. Daniel Strickland 7048 Curtis Ave.	(Jacob Carpenter) Citation # 23-1742-1

12. OTHER

13. ATTORNEY'S REPORT

14. ADJOURNMENT

NEXT CODE ENFORCEMENT HEARING WILL BE WEDNESDAY, JANUARY 3, 2024
FLORENCE GOVERNMENT CENTER