



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, DECEMBER 6, 2023**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, December 6, 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; Lance Howard (Vice-Chairman); David Spille; Rick Rowland; and Bill Sharp.

Also present: Thomas Nienaber, City Attorney; Brandi Roundtree, Assistant City Clerk; Jeremy Kleier, Community Services Superintendent; Jacob Carpenter, Code Enforcement Officer; Mike Macaluso, Code Enforcement Officer; Randy Corpus, Code Enforcement Officer; Jeremiah Rice, Code Enforcement Officer; Randy Childress, Fire Marshal; Ki Ransdall, Police Officer; and Kevin Duncan, Police Officer.

In the audience: Vic Sabino, contested case; Dan Gamel, contested case; Billy Jewell; contested case; Bernardo De La Cruz, contested case; Angie Kuhl, contested case; William Hamilton, contested case; Ricky Narsinghani; contested case; Jenny Rice, contested case; and Daniel Strickland, continued case.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the November 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. Board Member Spille was absent from the November 1, 2023 meeting and abstained from the vote. The Board approved the minutes 4-0 with an abstention from Board Member Spille.

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

CONTESTED CASES (11):

Contested Case # 2023-333-OC
6418 Dixie Highway
Contested by: Vic Sabino

City of Florence vs. Deer Park Roofing
Citation # 23-313 (1-4)

Officer Macaluso presented the case as follows: Case was for an occupational license violation Case was opened on 2/7/23, four citations were issued for a total of \$800.00. No city expense was incurred. The occupational license is not in compliance.

Vic Sabino appeared on behalf of Deer Park Roofing and stated the company switched accounting firms and there was miscommunication with the new accountant. Mr. Sabino was informed by the accounting firm that everything was in compliance. Mr. Sabino stated he would make sure everything was taken care of today.

Board Member Howard made a motion to continue the case to the January meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-353-OC
7474 Industrial Road
Contested by: Sarah Nenoff

City of Florence vs. Richard Fleg
Citation # 23-288 (1-7)

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Their headquarters is in Michigan, therefore; Officer Macaluso was speaking on their behalf. There was confusion regarding the citations, Maaco, the tenant, believed the citations were for their occupational license. However, the citations were issued to the

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property owner. The property owner has brought their occupational license into compliance. Seven citations were issued for a total of \$1,700.00 with a city expense of \$92.00. Property owner has paid the city expense in the amount of \$92.00. Officer Macaluso requested the citation amount of \$1,700 be dismissed.

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

Contested Case # 2023-423-ZG
8300 Tamarack Drive
Contested by: Dan Gamel

City of Florence vs. DCMT Properties, LLC
Citation # 23-1856-1

Officer Rice presented the case as follows: Inspection completed on 10/24/23 observed vehicle on grass and trailer being stored on property, courtesy notice issued. Follow up inspection completed on 11/1/23, no change, issued first citation. Property is currently in compliance. One citation was issued in the amount of \$100. No city expense was incurred.

Dan Gamel appeared on behalf of DCMT Properties, LLC.

Board Member Spille made a motion to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-429-ZG
2335 Antoinette Way

City of Florence vs. Renee Steffen
Citation # 23-1138-1

Officer Carpenter presented the case as follows: No one appeared on behalf of Renee Steffen. The property is in compliance and the citation was paid. Case has been closed.

Contested Case # 2023-357-ZG/OL
151 Roger Lane

City of Florence vs. Billy Jewell
Citation # 23-1383 (1-2)

Officer Macaluso presented the case as follows: Received a complaint regarding commercial vehicles being stored at the property. 7/19 inspection completed, observed commercial truck and commercial mowers being stored on the property, courtesy notice sent. Two citations were issued for a total of \$800.00. The truck remains on the property and no occupational license.

Billy Jewell appeared and stated the occupational license had been paid. Mr. Jewell stated the commercial items have been stored in the garage; however, the truck was his personal vehicle. Mr. Jewell offered to remove the commercial signs from the truck.

Officer Macaluso requested a copy of the occupational license. Mr. Jewell provided a copy of the occupational license. Officer Macaluso stated the occupational license was listed differently than what was being searched. Officer Macaluso requested a continuance to confirm the occupational license.

Officer Macaluso stated if the advertisements were removed from the truck, the vehicle would be in compliance. Additionally, the trailer would need to be stored in the garage.

Board Member Howard made a motion to continue the case to the January meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-345-ZG/OL/PM
6603 Dixie Highway

City of Florence vs. Bernardo De La Cruz
Citation # 23-1586 (1-6)

Officer Macaluso presented the case as follows: Received multiple complaints regarding occupational license violation, temporary structure being erected in rear of property, roof and drainage in disrepair, exterior walls in disrepair, construction was being completed with no permit, and unlicensed vehicles on property. Six citations have been issued in the amount of \$7,050.00. No city expense was incurred. Officer Macaluso stated the majority of the violations were regarding the temporary structure and repairs being completed with no permit. He stated the city is reviewing the plans that were submitted for the structure being built; however, the plans have not been approved at this time. Officer Macaluso stated the property has an occupational license for the granite business; however, observed multiple vehicles

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being displayed for sale on the property and received complaints that vehicles were being repaired in the rear of the property. Officer Macaluso observed multiple vehicles on the property in different stages of disrepair. There is no way to prove the vehicles are being repaired at the property; however, with the vehicles being in disrepair, that is still a violation. Therefore, the property is not in compliance.

Bernardo De La Cruz appeared before the board.

Board Member Spille inquired if the temporary structure was built without any permits.

Officer Macaluso stated the building was partially removed.

Board Member Spille inquired if there were any permits or inspections completed on the construction.

Officer Macaluso confirmed there were no permits or inspections. The building department issued a stop work order.

Mr. De La Cruz stated the citation was issued due to the roof needing repairs. When the repairs were being completed, they were forced to stop due to not having a permit for the construction which was being completed. Mr. De La Cruz applied for the permit and was informed that he would need plans for the construction. The plans have been submitted for approval. Mr. De La Cruz stated the vehicles that were for sale on the property were his personal vehicles that were being sold. Mr. De La Cruz stated he had not replaced the walls on the building. Officer Macaluso stated a wall was missing. Mr. De La Cruz stated a piece of plywood had to be replaced on the wall.

Officer Macaluso stated downspouts are missing. Mr. De La Cruz stated the downspouts were removed due to the work being completed on the roof. The rafters were being replaced when the Boone County Building Department made them cease work.

Chairman Johnson inquired as to when the work order was issued.

Officer Macaluso stated he was contacted by the Building Department on 8/21/23 regarding the stop work order on the property.

Mr. De La Cruz stated he applied for the permit and was informed by the Building Department that he would need to bring his property into compliance with the City of Florence before they would issue the permit.

Chairman Johnson inquired if the occupational license was in compliance.

Officer Macaluso stated the occupational license for the granite business was not current. The citation was issued for the auto sales business which was on the property.

Mr. De La Cruz denied there was an auto sale business on the property and stated cars being sold were his personal vehicles.

Officer Macaluso stated vehicles are not permitted to be sold on commercial property without an occupational license.

Board Member Spille inquired regarding the recreation hall. Officer Macaluso stated that the recreation hall had been resolved. Fire Marshal Childress stated fire inspections need to be completed on 6603 Dixie Highway and 6605 Dixie Highway.

Mr. De La Cruz stated he does not own 6605 Dixie Highway.

Fire Marshal Childress stated a fire inspection needs to be completed on 6603 Dixie Highway.

Mr. De La Cruz stated that someone recently completed a fire inspection.

Fire Marshal Childress stated he has no record of an inspection.

Mr. De La Cruz requested clarification of what repairs need to be completed to bring the property into compliance.

Officer Macaluso stated a courtesy notice was sent explaining the violations.

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Mr. De La Cruz stated he was informed by the Boone County Planning Commission that he would not be able to obtain the permit until the code violations were brought into compliance. Board Member Spille informed Mr. De La Cruz that the property would not be in compliance until the permit was obtained. Officer Macaluso stated he would follow up with the Boone County Planning Commission for clarification and relay the information to Mr. De La Cruz.

Fire Marshal Childress offered to meet with Mr. De La Cruz on the property to let him know what needed to be completed to bring the property into compliance.

Board Member Spille made a motion to continue the case to the January meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-357-OC
7290 Turfway Road
Contested by: Angie Kuhl

City of Florence vs. KT & J Inc. dba Flowerama
Citation # 23-302 (1-3)

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 2/7/23, three citations were issued for a total of \$500.00. No city expense was incurred. One payment was made in the amount of \$50.00. A total of \$450.00 is currently owed. Occupational license is now in compliance.

Angie Kuhl appeared on behalf of KT & J dba Flowerama. Ms. Kuhl stated this issue has been ongoing for several months. Ms. Kuhl asked what the reason for the citation was when Officer Macaluso delivered the citation to the business. Officer Macaluso informed Ms. Kuhl that she would need to call the Finance Department. Ms. Kuhl contacted the Finance Department and was informed she would need to speak with the Code Enforcement Officer. Ms. Kuhl was able to find out that the payment was being processed by the lock box company; however, the company was not processing the paperwork submitted with the payment.

Officer Macaluso stated that when there is an occupational license violation, he does not receive specific information from the Finance Department as to what the violation is due to sensitive personal information on the occupational license paperwork. He only receives confirmation that the occupational license is not in compliance.

Ms. Kuhl stated many phone calls were made to the city with no response. Ms. Kuhl was able to contact the City Clerk, Melissa Kramer and was able to have the issue straightened out.

Board Member Spille made a motion to dismiss the citations. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-522-OC
107 Raintree Road
Contested by: William Hamilton

City of Florence vs. Hamilton Properties
Citation # 23-176 (1-4)

Officer Macaluso presented the case as follows: Case was for an occupational license. Three citations were issued for a total of \$800.00. Three liens were filed with a city expense of \$138.00. Mr. Hamilton did not receive the mail sent by the city. Officer Macaluso confirmed the mailing address was incorrect on the PVA website. Officer Macaluso stated the occupational license is currently in compliance and requested the citations be dismissed and the city expense be upheld.

William Hamilton appeared on behalf of Hamilton Properties.

Board Member Howard made a motion to dismiss the citations but uphold the city expense in the amount of \$138.00. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-480-OC
5905 Merchants Street
Contested by: Ricky Narsinghani

City of Florence vs. Seva Hospitality Division 1
Citation # 23-166 (1-5)

Officer Macaluso presented the case as follows: Case was for an occupational license. Case was opened on 5/23, five citations were issued for a total of \$1,100.00. No city expense incurred. Occupational license is not in compliance. Payroll issues still exist. Officer Macaluso requested the case be continued to the January meeting.

Ricky Narsinghani appeared on behalf of Seva Hospitality Division 1.

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Board Member Howard made a motion to continue the case to the January meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-914-OC
5905 Merchants Street
Contested by: Ricky Narsinghani

City of Florence vs. Seva at Houston Lakes, LLC
Citation # 23-1045 (1-2)

Officer Macaluso presented the case as follows: Case is for an occupational license. Case was opened on 5/23, two citations were issued for a total of \$200.00. No city expense incurred. Occupational license is not in compliance. Payroll issues still exist. Officer Macaluso requested the case be continued to the January meeting.

Ricky Narsinghani appeared on behalf of Seva at Houston Lakes, LLC

Board Member Howard made a motion to continue the case to the January meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-438-NU/ZG
320 Center Street

City of Florence vs. Jenny Rice
Citation # 23-1915 (1-2)

Officer Corpus presented the case as follows: Inspection completed on 11/2/23, observed trash and debris; trailer stored on property; and commercial vehicle stored on property. Two citations were issued in the amount \$300.00. No city expense incurred. Property is currently in compliance.

Jenny Rice appeared before the board and stated her son will not leave her property and is the cause of the citations. Ms. Rice requested advice on how to evict her son. Officer Macaluso advised Ms. Rice to have her son trespass. Officer Duncan offered to assist Ms. Rice following the meeting.

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

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 Ndongo	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

No one appeared to contest the stated parking violations. Board Member Howard motioned to uphold all parking violations. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**

ANIMAL CONTROL CASES: (0) None

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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
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

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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	Nicohlas 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
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

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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

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

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. Shackleford	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. Shackleford	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
2023-435-PM	Chester M. Mutters	416 Foster Avenue	23-993-8
2023-436-ZG	Miranda Herberth	40 Scott Drive	23-1890-1

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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 Baseline 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 Supramerica 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
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

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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

CONTINUED CASES (3):

Continued Case # 2023-340-NU/PM/ZG
331 Center Park Drive
Represented by: Donna Linville

City of Florence vs. Donna & Wanda Linville
Citation # 23-1402-1

Officer Carpenter presented the case as follows: Received a call from Ms. Linville. Ms. Linville was ill and unable to attend the meeting. Some progress has been made on the property. Officer Carpenter requested a continuance to the next meeting.

Board Member Howard made a motion to continue the case to the January meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2023-206-NU/ZG
37 Goodridge Drive

City of Florence vs. Burr Travis III
Citation # 23-1079 (1-21)/23-1487 (1-20)

Officer Macaluso presented the case as follows: No one appeared on behalf of Burr Travis III. The property is not in compliance. Officer Macaluso requested the board uphold the citations.

Board Member Howard made a motion to uphold the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Continued Case # 2023-410-ZG
7048 Curtis Ave.

City of Florence vs. Daniel Strickland
Citation # 23-17421

Officer Carpenter presented the case as follows: Case was for fence condition. The PVC piping has been removed and the property is in compliance.

Daniel Strickland appeared before the board.

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

OTHER BUSINESS:

Officer Macaluso requested a subpoena for J.L. Bayridge dba Redwing Shoe, 8071 Connector Drive. The business has been active since 1987 and has never obtained an occupational license. Motion to issue a subpoena was made by Board Member Spille with a second by Board Member Sharp. **Motion carried by unanimous vote.**

ATTORNEY'S REPORT:

Attorney Nienaber stated that the payments are being made on the Settlement Agreement for the property located at 10 Kennedy Court.

Attorney Nienaber stated progress is being made on the property located at 26 Julia Ave. An agreement cannot be reached until the property is in compliance.

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ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on January 3, 2024.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Sharp so moved, with a second from Board Member Howard. **Motion passed with unanimous approval of the Board**, the time being 10:59 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

