



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, JANUARY 3, 2024**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, January 3, 2024 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 four (4) Board Members: Jim Johnson, Chairman; Lance Howard (Vice-Chairman); David Spille; and Bill Sharp. Board Member Rick Rowland was absent.

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; and Ki Ransdall, Police Officer.

In the audience: Mark Bengel, subpoenaed case; Heather McClain, contested case; Tara Prunhagen, contested case; Randy Adkins, contested case; Eric Fegan, contested case; Michael Brokamp, continued case; Donna Linville, continued case; and Bernardo De La Cruz, continued case.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the December 6, 2023 meeting of the Code Enforcement Board. Board Member Sharp motioned to accept the minutes as read with a second from Board Member Howard. **Motion carried by unanimous vote.**

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

SUBPOENAED CASES (1):

**Subpoenaed Case # 2021-8-OC
8071 Connector Drive**

**City of Florence vs. JL Bayridge dba Red Wing Shoe
Citation # 21-616 (1-15)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation and opened on 1/29/21, sixteen citations were issued for a total of \$4,400. No city expenses incurred. Mr. Bengel submitted one check for the code enforcement fines and another check for the occupational license fees. Officer Macaluso stated the finance department was still processing the payments which would likely result in a shortage of the occupational license fees. Therefore, the occupational license was not in compliance.

Mark Bengal President of JL Bayridge dba Red Wing Shoe appeared before the board. Mr. Bengal stated approximately 70% of the occupational license and citation fees were paid. Mr. Bengal stated he was working with Ashley in the finance department to ensure all required documentation was provided. Mr. Bengal requested additional time to bring the occupational license into compliance.

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Chairman Johnson inquired as to why it took so long to start working on the occupational license. Mr. Bengal stated there was some confusion between him and his bookkeeper as to who was filing the paperwork

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

CONTESTED CASES (8):

Contested Case # 2023-490-ZG
7761 Anchor Way

City of Florence vs. Jordan Reed
Citation # 23-1962-1

Officer Carpenter presented the case as follows: Inspection completed on 11/9/23, observed basketball goal in right-of-way, courtesy notice issued. Follow up inspection completed on 11/28/23, no change, issued first citation. Property is currently in compliance. One citation was issued in the amount of \$50.00. No city expense was incurred. Officer Carpenter received notification that Mr. Reed was unable to attend the meeting and requested the citation be dismissed on his behalf.

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

Contested Case # 2023-501-ZG
106 Center Park Drive

City of Florence vs. John Coulter
Citation # 23-2045-1

Officer Corpus presented the case as follows: Inspection completed on 11/21/23, observed trailer being stored in driveway, courtesy notice issued. Follow up inspection completed on 12/1, no change, issued first citation. Property is currently in compliance. One citation was issued in the amount of \$50.00. No city expense was incurred. Officer Corpus received notification that Mr. Coulter was unable to attend the meeting.

Officer Corpus stated the trailer being stored in the driveway had been a reoccurring issue at this property.

Board Member Spille motioned to uphold the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-497-NU
30 Utz Drive

City of Florence vs. Heather McClain
Citation # 23-2043-1

Officer Rice presented the case as follows: Inspection completed on 11/21/23, observed trash and debris and high weeds and grass throughout property, courtesy notice issued. Follow up inspection completed on 11/29/23, no change, issued first citation. Property is currently in compliance. One citation was issued in the amount of \$50.00. No city expense was incurred.

Heather McClain appeared before the board.

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

Contested Case # 2022-831-OC
71-75 Cavalier Blvd.
Contested by: Tara Prunhagen

City of Florence vs. United Steel Workers
Citation # 22-1239 (1-7)

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was opened on 7/21/22, seven citations were issued for a total of \$1,700.00. No city expense was incurred. One payment in the amount

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of \$300.00 was submitted. A total of \$1,400.00 is currently owed. Occupational license is not in compliance. Officer Macaluso stated the 2021, 2022, and 2023 renewals had not been submitted.

Tara Prunhagen appeared on behalf of United Steel Workers and stated the financial officers were not completing their duties and she was unaware until notices were received from the IRS. The financial officers resigned, and she hired an accountant to help resolve all issues. Ms. Prunhagen explained her difficulties and requested additional time to bring the occupational license into compliance.

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

Contested Case # 2023-479-PM
50 Rio Grande Circle
Contested by: Randy Adkins

City of Florence vs. Village of South Fork Creek
Citation # 23-1955-1

Officer Corpus presented the case as follows: Inspection completed 11/8/23, observed Spectrum wire box in disrepair, courtesy notice sent. Follow up inspection completed 11/27/23, no change, issued first citation. Property is currently in compliance. One citation was issued in the amount of \$50.00. No city expense was incurred.

Randy Adkins appeared on behalf of Village of South Fork Creek.

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

Contested Case # 2023-467-NU/PM
8045-8133 Connector Drive
Contested by: Eric Fegan

City of Florence vs. Florence Center Partners LLC
Multiple Citations

Officer Rice presented the case as follows: Inspection completed 11/10/23, observed sidewalk in disrepair, trash and debris throughout property, and the sidewalk in disrepair. Follow up inspection completed on 11/20, no change, first citation was issued. Six additional citations were issued for a total of \$650.00. One payment in the amount of \$150.00 was submitted. A total of \$500.00 is currently owed. Property is currently in compliance.

Eric Fegan appeared on behalf of Florence Center Partners LLC.

Board Member Sharp motioned to dismiss the citations. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2023-514-SW
7718-7736 US 42
Contested by: Eric Fegan

City of Florence vs. Union 20 LLC
Citation # 23-2136 (1-4)

Officer Corpus presented the case as follows: City crew observed grease being dumped into the sewer drain and notified Officer Corpus. First citation was issued due to the harmful nature of the violation on 12/7/23. Four citations were issued for a total of \$800.00. One payment in the amount of \$50.00 was submitted. A total of \$750.00 is currently owed. Officer Corpus stated a representative from the EPA also completed an inspection and a report was being issued but had not yet been received by the city.

Eric Fegan appeared on behalf of Union 20 LLC. Mr. Fegan stated he had been out of the country and was just notified of this issue. The tenant is correcting the issue and will be paying all fines. Mr. Fegan requested additional time to ensure the property is brought into compliance.

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

**Contested Case # 2023-53-HR
 8490 St. Louis Blvd.**

**City of Florence vs. Todd Giles
 Citation # 3103 (Police Citation)**

Police Officer Ransdall presented the case as follows: Mr. Giles failed to appear. Officer Ransdall requested the citation be upheld.

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

PARKING CASES: (3) PAID (1)

| Case No. | City of Florence vs. | Citation Location | Citation No. |
|------------|----------------------|--------------------|--------------|
| 2023-52-HR | La Perla Escondita | 7631 US 42 | 3101 PD |
| 2023-53-HR | Todd Giles | 8482 St Louis Blvd | 3103 |
| 2023-54-HR | Christine M. Moore | 69 Circle Drive | 3105 |

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

OCCUPATIONAL LICENSE CASES: (93) Paid (15)

| Case No. | City of Florence vs. | Citation Location | Citation No. |
|---------------------|--------------------------------------|------------------------------------|---------------------|
| 2023-1229-OC | Correa Family LLC | 7205 Houston Road | 21-614-21 |
| 2023-1230-OC | HCII-68 Cavalier Boulevard LLC | 68 Cavalier Blvd. | 22-229-13 |
| 2023-1231-OC | J&L Furniture, Inc. | 7851 Tanners Lane | 22-273-10 |
| 2023-1232-OC | Matsuya Japanese Restaurant | 7137-7149 Manderlay Drive | 22-14787 |
| 2023-1233-OC | Staples The Office Superstore | 7659-7747 Mall Road | 22-1479-8 PD |
| 2023-1234-OC | Jimmy John's (312565) | 8747 US 42 Hwy | 22-1517-5 |
| 2023-1235-OC | United Household Rentals (UHR Rent) | 7107-7129 Turfway Road | 22-1546-8 |
| 2023-1236-OC | Bridge Point Propco LLC | 7300 Woodspoint Drive | 22-1547-9 |
| 2023-1237-OC | Emerald Properties LLC | 6895 Burlington Pike | 22-1550-4 PD |
| 2023-1238-OC | Tru Element Inc. | 7902-7988 Tanners Gate Lane | 23-1461-2 PD |
| 2023-1239-OC | Leila Development Co. LLC | 8551 US 42 Hwy | 23-1475-3 |
| 2023-1240-OC | FEC, LLC | 73 Cavalier Blvd | 21-1551-10 |
| 2023-1241-OC | William F. Mitchell | 71-75 Cavalier Blvd. | 22-1149-6 |
| 2023-1242-OC | Toubl Contracting Inc. | 71-75 Cavalier Blvd. | 22-1150-10 |
| 2023-1243-OC | Healthy Markets | 71-75 Cavalier Blvd. | 22-1160-10 |
| 2023-1244-OC | Integrity Concepts | 71-75 Cavalier Blvd. | 22-1164-11 |
| 2023-1245-OC | Daniel Schafer | 71-75 Cavalier Blvd. | 22-1169-10 |
| 2023-1246-OC | Todd Breckel | 71-75 Cavalier Blvd. | 22-1176-7 PD |
| 2023-1247-OC | The TCG Vault | 71-75 Cavalier Blvd. | 22-1182-7 |
| 2023-1248-OC | Advantage Roofing | 71-75 Cavalier Blvd. | 22-1183-12 |
| 2023-1249-OC | Cortech | 71-75 Cavalier Blvd. | 22-1193-11 |
| 2023-1250-OC | NKY Chiro Spine & Injury | 71-75 Cavalier Blvd. | 22-1199-11 |

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|---------------------|--|------------------------------|---------------------|
| 2023-1251-OC | Adam Marit | 71-75 Cavalier Blvd. | 22-1205-12 |
| 2023-1252-OC | Cortaggio | 71-75 Cavalier Blvd. | 22-1236-9 |
| 2023-1253-OC | Erin's Nails & Boutique | 71-75 Cavalier Blvd. | 22-1243-11 |
| 2023-1254-OC | Turfway Baceline LLC | 7102-7120 Turfway Road | 22-1710-13 |
| 2023-1255-OC | RSK Properties LLC | 7333 Burlington Pike | 22-1935-12 |
| 2023-1256-OC | Taco Bell | 7619 Mall Road | 22-1520-9 |
| 2023-1257-OC | Taco Bell | 6724 Dixie Hwy | 22-1521-9 |
| 2023-1258-OC | Taco Bell | 8526 US 42 Hwy | 22-1522-9 |
| 2023-1259-OC | Adnan Mohamed | 71 Cavalier Blvd. | 23-40-6 |
| 2023-1260-OC | A Prettier U | 75 Cavalier Blvd. | 23-54-6 |
| 2023-1261-OC | TM Properties LLC | 235 Main Street | 23-228-6 |
| 2023-1262-OC | 911 Fleet and Fire Real Estate LLC | 11 Lendale Drive | 23-229-5 PD |
| 2023-1263-OC | Steak N Shake Operations Inc. | 7485 Foltz Drive | 23-236-5 |
| 2023-1264-OC | Dunamis Enterprise LLC DBA Steak N Shake | 7485 Foltz Drive | 23-237-1 PD |
| 2023-1265-OC | Scuba Shack of Northern KY LLC | 7333 Burlington Pike | 23-280-8 |
| 2023-1266-OC | FCPT Hospitality Properties LLC | 7844 Mall Road | 23-282-9 PD |
| 2023-1267-OC | Mary Hamilton Legacy Trust | 8755 US 42 Hwy | 23-283-8 |
| 2023-1268-OC | Slate Ridge Holdings LLC | 8104 US 42 | 23-343-9 |
| 2023-1269-OC | TF Florence KY LLC | 3000 Mall Circle Road | 23-348-6 PD |
| 2023-1270-OC | Family Dollar | 7277 Turfway Road | 23-512-7 |
| 2023-1271-OC | BKDL Investments LLC | 6835 Houston Road | 23-1056-4 |
| 2023-1272-OC | Select Staffing | 1035 Vandercar Way | 23-1455-1 |
| 2023-1273-OC | American Home Tech | 6555 Nicholas Street | 23-1580-3 PD |
| 2023-1274-OC | Taco Bell of America Inc. | 8526 US 42 Hwy | 23-1948-1 |
| 2023-1275-OC | Jessica Behimer | 7606-7654 Mall Road | 22-1313-5 |
| 2023-1276-OC | Payton Schulkers (DBA Colsen Ire Salon & Style Lounge) | 7606-7654 Mall Road | 22-1314-6 |
| 2023-1277-OC | Piada Italian Street Food | 7659-7747 Mall Road | 22-1518-5 |
| 2023-1278-OC | Rockwell Heavy Vehicle Systems c/o Meritor HVS ATT | 7975 Dixie Highway | 23-258-3 |
| 2023-1279-OC | FCPT Hospitality Properties LLC | 7501 Foltz Drive | 23-281-7 PD |
| 2023-1280-OC | Rent-A-Center | 7830-7850 US 42 Hwy | 23-1451-3 |
| 2023-1281-OC | Rent-A-Center | 7275 Turfway Road | 23-1452-3 |
| 2023-1282-OC | Donatos Pizza | 8850 US 42 Hwy | 23-1458-3 |
| 2023-1283-OC | Grammas Pizza | 8449-8459 US 42 Hwy | 23-1459-3 PD |
| 2023-1284-OC | Mall Road Dental Center | 8197 Mall Road | 22-1468-5 |
| 2023-1285-OC | ARA USH Chicago Tenant LLC, dba Hyatt Place Cincinnati Airport | 300 Meijer Drive | 23-1478-2 |
| 2023-1286-OC | IHOP | 6885 Houston Road | 23-1664-2 |
| 2023-1287-OC | EM Lash Studio | 7625 Doering Drive | 23-1968-1 |
| 2023-1288-OC | Brittany Moore, Hidden Rainbows Hair Studio | 7606-7654 Mall Road | 23-2004-1 |
| 2023-1289-OC | Halie Snyder | 7606-7654 Mall Road | 23-2006-1 |
| 2023-1290-OC | Jennifer Tinch | 7606-7654 Mall Road | 23-2007-1 |
| 2023-1291-OC | L Kranz | 7606-7654 Mall Road | 23-2008-1 |
| 2023-1292-OC | Tarin Green | 7606-7654 Mall Road | 23-2011-1 PD |
| 2023-1293-OC | David Barnes | 60 Cavalier Blvd. | 21-2602-1 |
| 2023-1294-OC | Kelly Barrett | 60 Cavalier Blvd. | 21-2603-1 |
| 2023-1295-OC | Christon Belden | 60 Cavalier Blvd. | 21-2604-1 |
| 2023-1296-OC | Jeanne Berger | 60 Cavalier Blvd. | 21-2605-1 |
| 2023-1297-OC | Brandon Black | 60 Cavalier Blvd. | 21-2607-2 |
| 2023-1298-OC | Lisa Brandenburg | 60 Cavalier Blvd. | 21-2608-1 |

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|---------------------|----------------------------|----------------------------|---------------------|
| 2023-1299-OC | Bryson Warner | 60 Cavalier Blvd. | 21-2611-1 |
| 2023-1300-OC | Clara Cassity | 60 Cavalier Blvd. | 21-2614-2 |
| 2023-1301-OC | Shannon Clark | 60 Cavalier Blvd. | 21-2615-1 |
| 2023-1302-OC | Ryan Clendenin | 60 Cavalier Blvd. | 21-2619-1 |
| 2023-1303-OC | Jack Cramer | 60 Cavalier Blvd. | 21-2623-1 |
| 2023-1304-OC | Curt Curley | 60 Cavalier Blvd. | 21-2625-2 PD |
| 2023-1305-OC | Brigid Decker | 60 Cavalier Blvd. | 21-2628-2 |
| 2023-1306-OC | Katie Evans | 60 Cavalier Blvd. | 21-2631-2 |
| 2023-1307-OC | Marc Garrison | 60 Cavalier Blvd. | 21-2633-2 |
| 2023-1308-OC | Patricia Knipper | 60 Cavalier Blvd. | 21-2651-2 |
| 2023-1309-OC | Marius Van Melle | 60 Cavalier Blvd. | 21-2668-2 |
| 2023-1310-OC | Rachel Wagner | 60 Cavalier Blvd. | 21-2672-2 |
| 2023-1311-OC | Steve Watson | 60 Cavalier Blvd. | 21-2676-2 |
| 2023-1312-OC | Shauna meihaus | 60 Cavalier Blvd. | 21-2688-2 |
| 2023-1313-OC | Carol Rodgers Rivir | 60 Cavalier Blvd. | 21-2736-2 |
| 2023-1314-OC | Shelby Rupp-Ward | 60 Cavalier Blvd. | 21-2740-2 |
| 2023-1315-OC | Greg Ryan | 60 Cavalier Blvd. | 21-2741-2 |
| 2023-1316-OC | Bear Paddle | 4012 Seligman Drive | 23-219-8 PD |
| 2023-1317-OC | Gold Star Chili | 7659-7747 Mall Road | 23-2002-1 |
| 2023-1318-OC | Scrubs & Beyond | 7659-7747 Mall Road | 23-2016-1 PD |
| 2023-1319-OC | Sleep Outfitters | 7690 Mall Road | 23-2037-1 |
| 2023-1320-OC | Southern Cross | 71 Cavalier Blvd. | 21-2341-11 |
| 2023-1321-OC | Jimmy John's (312565) | 8747 US 42 Hwy | 22-1517-6 |

FIRE PREVENTION CASES: (0)

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (84) Paid (16)

| Case No. | City of Florence vs. | Citation Location | Citation No. |
|-----------------------|------------------------------------|-------------------------------|----------------------|
| 2023-491-ZG | Home Depot USA | 99 Spiral Blvd | 21-2711-25 PD |
| 2023-492-ZG | Morris Adkins | 86 Goodridge Drive | 23-520-10 |
| 2023-493-ZG | Cole Lo Florence KY LLC | 4800 Houston Road | 23-580-9 PD |
| 2023-494-PM | Morris Adkins | 86 Goodridge Drive | 23-809-4 |
| 2023-495-NU/PM/ZG | Mark H. Shackelford | 66 Utz Drive | 23-1638-7 |
| 2023-496-NU/ZG | Kohry Thibodeau | 121 Valley Drive | 23-1978-1 PD |
| 2023-497-NU | Heather McClain | 30 Utz Drive | 23-2043-1 |
| 2023-498-NU/PM/ZG | Charles & Rachel Ritter | 109 Lee Street | 23-440-8 |
| 2023-499-NU | Janet Sue Steele | 241 W Dilcrest Cir | 23-2055-1 |
| 2023-500-ZG | Jacqueline Bowen | 109 Dilcrest Drive | 23-2056-1 PD |
| 2023-501-ZG | John Coulter | 106 Center Park Drive | 23-2045-1 |
| 2023-502-PM | George M. Whitson Trustee | 7828 US 42 | 22-1190-5 PD |
| 2023-503-CO/NU/PM/ZG | Walmart Real Estate Business Trust | 7625 Doering Drive | 23-405-4 |
| 2023-504-NU/PM/ZG | PCW Cinci 1 LLC | 7592 Burlington Pike | 23-1692-5 |
| 2023-505-NU/PM/ZG | PCW Cinci 1 LLC | 7600 Burlington Pike | 23-1695-5 |
| 2023-506-NU | Herma Holdings S C Inc. | 100 Meijer Drive | 23-2066-1 |
| 2023-507-ZG | Walmart Real Estate Business Trust | 7625 Doering Drive | 23-2104-1 |
| 2023-508-NU | Allyn Birth | 8201 N Dilcrest Circle | 23-2073-1 PD |

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| 2023-509-NU | Samuel & Jean Sims | 8563 Winthrop Circle | 23-2074-1 |
| 2023-510-PM | Chester M. Mutters | 416 Foster Avenue | 23-993-9 |
| 2023-511-PM | Bonnie Conyers | 7421 Liberty Court | 23-995-4 |
| 2023-512-ZG | Christina Griffith | 8400-8414 US 42 | 23-2078-1 PD |
| 2023-513-ZG | Windridge Townhomes LLC | 7650-7674 Catawba Lane | 23-2129-1 |
| 2023-514-SW | Union 20 LLC | 7718-7736 US 42 | 23-2136-1 PD |
| 2023-515-ZG | Home Depot USA | 99 Spiral Drive | 21-2711-26 |
| 2023-516-NU | Burr Travis III | 37 Goodridge Drive | 23-1487-21 |
| 2023-517-OL/ZG | Nicholas Payne | 7349 Burlington Pike | 23-1572-1 PD |
| 2023-518-NU/PM/ZG | Mark H. Shackelford | 66 Utz Drive | 23-1638-8 |
| 2023-519-PM | George M. Whitson Trustee | 7828 US 42 | 22-1190-6 |
| 2023-520-PM | Houston Shoppes - One LLC | 6805 Houston Road | 23-1812-1 |
| 2023-521-NU | Florence Apt LLC | 16 Alan Court | 23-1987-2 PD |
| 2023-522-CO/NU/PM/ZG | Walmart Real Estate Business Trust | 7625 Doering Drive | 23-405-5 |
| 2023-523-NU | Herma Holdings S C Inc. | 100 Meijer Drive | 23-2066-2 |
| 2023-524-ZG | William Landrum | 116 Center Street | 23-2090-1 PD |
| 2023-525-NU | Trinidad Vicente Gunera Velasquez | 204 Center Park Drive | 23-2093-1 PD |
| 2023-526-ZG | Courtney Antrobus | 2 Ridge View Ave. | 23-2097-1 PD |
| 2023-527-ZG | Walmart Real Estate Business Trust | 7625 Doering Drive | 23-2104-2 |
| 2023-528-NU | Whitney Kuechler | 25 Cardinal Place | 23-2109-2 |
| 2023-529-PM | Florence Center Partners | 8129-8187 Mall Road | 23-130-1 |
| 2023-530-PM | True Storage Florence Kentucky LLC | 8145 Connector Drive | 23-425-1 PD |
| 2023-531-OL/ZG | Jim Perry Electric LLC | 1169 Appomattox Drive | 23-2024-1 |
| 2023-532-NU | Samuel & Jean Sims | 8563 Winthrop Circle | 23-2074-2 |
| 2023-533-NU/PM | Windridge Townhomes LLC | 7650-7674 Catawba Lane | 23-2095-1 PD |
| 2023-534-ZG | Dallas Holliday | 7118 Price Pike | 23-2111-1 |
| 2023-535-NU | Keller Edwards | 6050 Belair Drive | 23-2118-1 |
| 2023-536-ZG | Leo Randolph Earls | 6004 Belair Drive | 23-2121-1 PD |
| 2023-537-NU | Gran Turner | 6013 Spicewood Ave | 23-2124-1 |
| 2023-538-SW | Union 20 LLC | 7718-7736 US 42 | 23-2136-2 |
| 2023-539-NU/PM | Steven Russel Long, Jr. | 28 Lynn Street | 23-670-15 |
| 2023-540-ZG | Cole Lo Florence KY LLC | 4800 Houston Road | 23-580-10 |
| 2023-541-NU/ZG | Charles & JoAnn McCaughan | 7 Beverly Place | 23-1425-1 |
| 2023-542-ZG | Joseph Vaughn | 41 Lake Drive | 23-2088-1 |
| 2023-543-ZG | Jeffrey & Gail Forlenza Family Trust | 6671 Highridge Ave | 23-2134-1 |
| 2023-544-PM | George M. Whitson Trustee | 7828 US 42 | 22-1190-7 |
| 2023-545-Fire | Joann Fabrics | 87 Spiral Drive | RSC-2023-06 |
| 2023-546-ZG | Chester M. Mutters | 416 Foster Avenue | 23-2130-1 |
| 2023-547-ZG | Yvonne Virginia Hughes | 104 Tee Street | 23-2146-1 |
| 2023-548-NU | Nicholas R Payne | 15 N Dilcrest Circle | 23-2172-1 |
| 2023-549-PM/ZG | Rodrigo O Mejia | 7914 Dream Street | 23-1839-1 |
| 2023-550-ZG | Appliance Factory Mattress Kingdom | 7951-7965 Mall Road | 23-2175-1 |
| 2023-551-NU | American Freight | 51 Spiral Blvd | 23-2176-1 |
| 2023-552-PM | True Storage Florence Kentucky LLC | 8145 Connector Drive | 23-425-2 |
| 2023-553-NU/PM/ZG | Charles & Rachel Ritter | 109 Lee Street | 23-440-9 |
| 2023-554-NU | Brian Stone | 54 Miriam Drive | 23-1541-5 |
| 2023-555-PM/ZG | James A. Gallenstein Family LTD Liability Co | 7801-7907 Dream Street | 23-1837-1 |
| 2023-556-ZG | Brian Stone | 54 Miriam Drive | 23-1916-2 |

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|----------------|---------------------------------------|------------------------|-----------|
| 2023-557-NU | Herma Holdings S C Inc. | 100 Meijer Drive | 23-2066-3 |
| 2023-558-ZG | William Landrum | 116 Center Street | 23-2090-2 |
| 2023-559-SW | Union 20 LLC | 7718-7736 US 42 | 23-2136-3 |
| 2023-560-NU | Cube Smart Self Storage | 8145 Connector Drive | 23-2183-1 |
| 2023-561-NU | 8035 Action Boulevard LLC | 8035 Action Blvd | 23-2196-1 |
| 2023-562-NU/ZG | Joseph Bamberger | 254 Main Street | 23-2212-1 |
| 2023-563-NU | Keller Edwards | 6050 Belair Drive | 23-2118-2 |
| 2023-564-NU | Jonathan Zielinski | 523 Kentaboo Ave | 23-2139-1 |
| 2023-565-ZG | Kohry Thibodeau | 3 Lucas Street | 23-2141-1 |
| 2023-566-PM | Plantation Pointe Master Association | 9500 Wetherington Blvd | 23-2042-1 |
| 2023-567-NU | Amy Wazwaz | 8015 Burlington Pike | 23-2145-1 |
| 2023-568-ZG | J. Randall Sloan & George P. Atkinson | 117 Dilcrest Drive | 23-2287-1 |
| 2023-569-ZG | Kimberly A. Skarl | 608 Kentaboo Ave | 23-2408-1 |
| 2023-570-ZG | Yvonne Virginia Hughes | 104 Tee Street | 23-2146-2 |
| 2023-571-NU | Nicholas Payne | 15 N Dilcrest Circle | 23-2172-2 |
| 2023-572-NU | Benedetti Enterprises Inc. | 6 Vivian Drive | 23-2259-1 |
| 2023-573-NU | Lori D. Nolting | 9 Airview Ave | 23-2350-1 |
| 2023-574-ZG | Snuggly's Mattress | 8011 Mall Road | 23-2414-1 |

CONTINUED CASES (7):

**Continued Case # 2023-356-ZG/PM
 4 Edwards Ave.**

**City of Florence vs. Michael Brokamp
 Citation # 23-1319-1**

Officer Macaluso presented the case as follows: Property is not in compliance. There was a pod being stored in the yard of the property.

Michael Brokamp appeared and stated the pod contains his belongings that he was able to salvage from his house after a fire. Mr. Brokamp stated work is being completed at this time and he requested additional time to bring the property into compliance.

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

**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: Property is not in compliance. There were multiple violations such as trash and debris; high weeds; landscaping condition; exterior walls in disrepair; vegetation in right-of-way; and driveway in disrepair. Very little progress has been made.

Donna Linville appeared and stated she was unable to work on her property due to having the flu and working overtime. Ms. Linville stated her sister and brother-in-law are coming to help her bring the property in compliance.

Board Member Spille inquired as to what the unsafe premises violation was referring to. Officer Carpenter stated the unsafe premises violation is in compliance. The violation was for dead tree branches hanging from the tree that have since been removed.

Ms. Linville stated most of the vegetation was perennial plants, not weeds. Officer Carpenter stated the plants still need to be maintained and cannot block the sidewalk.

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Chairman Johnson stated there is also grass in between the plants that needs to be maintained as well.

Officer Macaluso inquired regarding the items in the rear of the yard. Ms. Linville stated she needed to recycle the items and that she would take them to the recycling center within a week.

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

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

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

Officer Macaluso presented the case as follows: Mr. Sabino was unable to attend the meeting and all citations have been paid.

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

Continued 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: Property is in compliance. Officer Macaluso requested the citations be dismissed.

Board Member Howard motioned to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Continued 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: Officer Macaluso stated he and Fire Marshal, Randy Childress, walked the property with Mr. De La Cruz and performed an inspection. The plans were not able to be approved previously due to the property not being inspected. Officer Macaluso confirmed with the Boone County Planning Commission that the inspection had been completed and the plans were in the process of being approved. Officer Macaluso stated the property is not in compliance due to the construction that is required.

Bernardo De La Cruz appeared before the board and stated the construction will take six months to complete.

Officer Macaluso stated that once the construction is completed the property will be in compliance.

Board Member Howard motioned to continue the case to the July meeting. Board Member Spille followed with a second. **Motion carried by unanimous vote.**

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

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

Officer Macaluso presented the case as follows: The occupational license is now in compliance. Officer Macaluso spoke on behalf of Ricky Narsinghani and requested the citations be dismissed.

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

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

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

Officer Macaluso presented the case as follows: The occupational license is now in compliance. Officer Macaluso spoke on behalf of Ricky Narsinghani and requested the citations be dismissed.

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

ATTORNEY'S REPORT:

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

Attorney Nienaber stated Community Services Superintendent, Jeremy Kleier, is preparing a payoff for the property located at 26 Julia Ave. Mr. Nienaber recommended that enforcement continue on the property and that all parties be listed on the citations.

ADJOURNMENT:


Chairman Johnson reminded the Board the next meeting will be held on February 7, 2024.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Howard so moved, with a second from Board Member Spille. **Motion passed with unanimous approval of the Board**, the time being 10:38 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

