



## **CODE ENFORCEMENT BOARD MINUTES: WEDNESDAY, MARCH 6, 2024**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, March 6, 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 Zach Eagler, Police Officer.

In the audience: Katie James, Human Services Administrator; Tom Howard, contested case; Tina Rose, contested case; Joel Rose, contested case; Jenny Rice, contested case; Steven Brann, contested case; Alex Edmondson, attorney, contested case; Tom Torline, contested case; Noell Saunders, contested case; Helen Le, contested case; Eric Fegan, contested case; Andrew Bamberger, contested case; Lee Cahill, continued case; Michael Brokamp, continued case; Donna Linville, continued case; Dave Adkins, continued case; Tara Prunhagen, continued case; Mark Bengel, continued case; Marshall Dosker, attorney, continued case; Joseph Kennedy, continued case; Glenn Curry, continued case; and Brian Stone, subpoenaed case.

### **APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the February 7, 2024 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 # 2023-330-NU/ZG  
54 Miriam Drive**

**City of Florence vs. Brian Stone  
Citation # 23-1541 (1-8)/ 23-1916 (1-5)**

Officer Carpenter presented the case as follows: Case # 23-1541 was for trash and debris throughout the property. Case was opened on 8/11/23, first citation was issued on 8/24/23. Eight citations have been issued in the amount of \$2,000.00 with a city expense of \$138.00. One payment was made in the amount of \$450.00. A total of \$1,638.00 is currently owed in this case. Officer Carpenter stated a follow up inspection was completed and there were pallets in the yard, a washer and dryer in the yard, and trash and debris on the front porch. Officer Carpenter stated case # 23-1541 is not in compliance.

Case # 23-1916 was for a disabled vehicle on property. Case was opened on 11/2/23, courtesy notice issued. Five citations have been issued in the amount of \$1,100.00 with \$138.00 in city expenses. A total of \$1,238 is currently owed in this case. A vehicle has been on a jack stand since November. Officer Carpenter stated case # 23-1916 is not in compliance.

Brian Stone appeared and stated the car repairs were not completed because he was in the hospital for nine weeks due to ongoing health issues. Mr. Stone stated the repairs were almost complete. Officer Carpenter suggested taking the car off the jack and that would bring the violation into compliance.

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Mr. Stone stated the trash and debris in his yard are from his parents passing away. The items were placed in the yard making the items accessible to family members to take any items they may want. Mr. Stone stated due to probate, he was required to wait a certain amount of time before disposing of the items.

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

**CONTESTED CASES (11):**

**Contested Case # 2023-722-OC**  
**1336 Hansel Ave.**  
**Contested by: Tom Howard**

**City of Florence vs. ARG TCFLOKY001 LLC**  
**Citation # 23-160 (1-5)**

Officer Macaluso presented the case as follows: Case was heard at the February meeting and upheld. Officer Macaluso stated he had received an email requesting the case be continued from the February meeting and that information was not relayed properly to Officer Rice who presented the case. Therefore, Office Macaluso requested the case be re-opened.

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

Officer Macaluso stated the case was for an occupational license violation. Case was opened on 5/10/23, five citations were issued for a total of \$1,100.00 with a city expense of \$92.00. A total of \$1,192.00 is currently owed. Officer Macaluso stated the Finance Department is waiting on renewal payments; therefore, the occupational license is not in compliance.

Tom Howard appeared on behalf of ARG TCFLOKY001 LLC and stated the property was purchased in 2022 as part of a larger portfolio purchase nationwide. At that time, there were some personnel issues, and the company was unfamiliar with occupational license requirements in the City of Florence. Mr. Howard stated his firm was hired as a local property management firm in July of 2023 and they are working to ensure the occupational license it brought into compliance. Mr. Howard stated the payment to bring the occupational license into compliance was approved and the check is being mailed to the city.

Chairman Johnson informed Mr. Howard that the board is unable to reduce or dismiss any fines until the occupational license is in compliance.

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

**Contested Case #2021-276-OC**  
**8800-8850 Bankers Street**  
**Contested by: Helen Le**

**City of Florence vs. Nails & Spa by Helen**  
**Citation # 21-2978 (1-8)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was created on 11/11/21, eight citations were issued for a total of \$2,000.00. One payment was made in the amount of \$200. A total of \$1,800.00 is currently owed. Occupational license is now in compliance.

Helen Lee appeared on behalf of Nails & Spa by Helen.

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

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**Contested Case # 2022-178-OC**  
**68 Cavalier Blvd.**  
**Contested by: Jenna Nieves**

**City of Florence vs. HCII-68 Cavalier Boulevard, LLC**  
**Citation # 22-229 (1-13)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was created on 1/28/22, thirteen citations were issued for a total of \$3,500.00 with a city expense of \$322. One payment was made in the amount of \$622 which covered the city expense. A total of \$2,900.00 is currently owed. Occupational license is now in compliance. Officer Macaluso requested the citations be dismissed.

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

**Contested Case # 2022-244-ZG**  
**15 Miriam Drive**

**City of Florence vs. Anthony Jones**  
**Citation # 22-1263-1/ 23-14 (1-2)/ 23-1153-1**

Officer Macaluso presented the case as follows: No one appeared on behalf of Anthony Jones. Officer Macaluso stated the property is not in compliance and requested the citations be upheld.

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

**Contested Case # 2024-120-NU**  
**7951-4997 Houston Road**  
**Contested by: Eric Fegan**

**City of Florence vs. Turfway Commons Trust**  
**Citation # 24-241 (1-2)**

Officer Rice presented the case as follows: Inspection completed on 1/29/24, observed trash and debris throughout the property, courtesy notice issued. Follow up inspections completed on 2/6/24, no change, issued first citation. Inspection completed on 2/14/24, no change, issued second citation. No city expense was incurred. One payment in the amount of \$50.00 was submitted. A total of \$150.00 is currently owed. Property is currently in compliance.

Eric Fegan appeared on behalf of Turfway Commons Trust.

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

**Contested Case # 2023-366-PM/NU**  
**7523 Sussex Drive**  
**Contested by: Tina Rose**

**City of Florence vs. Columbia Sussex Properties**  
**Citation # 23-1357 (1-4)**

Officer Macaluso presented the case as follows: Inspection completed on 7/18/23 observed exterior walls with holes and overgrown landscaping, issued first citation. Four citations were issued with a total amount due of \$1,600.00. No city expenses were incurred. The building was torn down; therefore, the property is in compliance.

Joel and Tina Rose appeared on behalf of Columbia Sussex Properties.

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

**Contested Case # 2023-381-OC**  
**7521 Sussex Drive**  
**Contested by: Joel Rose**

**City of Florence vs. Chuck's Heating & Air Inc.**  
**Citation # 23-235 (1-6)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was created on 1/31/23, six citations were issued for a total of \$1,400.00. One payment in the amount of \$300 was submitted. A total of \$1,100.00 is currently owed. Occupational license is now in compliance.

Joel and Tina Rose appeared on behalf of Chuck's Heating & Air, Inc.

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

**Contested Case # 2024-127-NU/PM/ZG/SW**  
**320 Center Street**  
**Contested by: Jenny Rice**

**City of Florence vs. Jenny Rice**  
**Citation # 24-313-1**

Officer Corpus presented the case as follows: Inspection completed on 2/9/24, observed multiple violations, issued one citation in the amount of \$400.00. No city expense was incurred. Officer Corpus states some violations have been repaired; however, the property is not in compliance.

Jenny Rice and Steven Brann appeared before the board. Ms. Rice inquired as to what violation still existed on the property.

Office Corpus stated there is trash and debris on the property; the protective treatment is missing from the shed in the rear of the property; and the illegal discharge violations still exist.

Mr. Brann stated he has pressure washed the driveway to remove the illegal discharge from the driveway. The illegal discharge was an oil leak coming from his truck. Mr. Brann requested the code enforcement officer come to the property to show exactly what repairs are required to bring the property into compliance. Chairman Johnson instructed Mr. Brann to call the Officer Corpus and he would be able to walk the property with them to ensure all violations are corrected.

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

**Contested Case # 2023-1299-OC**  
**60 Cavalier Blvd.**  
**Contested by: Amanda Warner**

**City of Florence vs. Bryson Warner**  
**Citation # 21-2611 (1-2)**

Officer Macaluso presented the case as follows: Citations have been paid in full and the occupational license is in compliance. Case has been closed.

**Contested Case # 2023-562-NU/ZG**  
**254 Main Street**  
**Contested by: Andrew Bamberger**

**City of Florence vs. Joseph Bamberger**  
**Citation # 23-2212 (1-3)**

Officer Corpus presented the case as follows: Inspection completed on 12/13/23, observed trash and debris throughout property, a vehicle being parked on the grass, and a beehive on the property. Three citations were issued in the amount of \$1,400.00. No city expense was incurred. Property is currently in compliance.

Andrew Bamberger appeared on behalf of Joseph Bamberger.

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

**Contested Case # 2024-137-NU/PM/ZG**  
**132 Honeysuckle Drive**  
**Contested by: Alex Edmondson, Esq.**

**City of Florence vs. Advanced Construction Services**  
**Citation # 24-216 (1-8)**

Officer Macaluso presented the case as follows: This case began last year when the property was under different ownership. Officer Macaluso stated the previous owner and the City of Florence reached an agreement to pay all citation fees and city expenses and bring the property into compliance by 5/3/23. Officer Macaluso stated the previous owner paid all citations and city expenses but was unable to complete all repairs by the deadline. Officer Macaluso stated a new agreement was reached with the potential buyer, Advanced Construction Services, and the property was sold with the understanding the property would need to be brought into compliance and the new agreement was signed on 8/2/23. Officer Macaluso stated the agreement gave the property owners six months to bring the property into compliance. Officer Macaluso stated most of the work listed on the agreement was for the property at 132 Honeysuckle Drive.

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Officer Macaluso stated an inspection was completed on 1/24/24, prior to the expiration of the six-month deadline of 2/2/24 and no work had been completed. A follow-up inspection was completed on 2/2/24 and there was no change to the property. Officer Macaluso stated he waited an additional 10 days to begin enforcement and issued the first citation on 2/12/24. Officer Macaluso stated due to the severity of the violations on the property, citations were issued daily until progress was made. Officer Macaluso stated nine citations were issued in the amount of \$31,000.00. No city expense was incurred. Currently, a commercial truck has been removed and a large truck tire has been removed from the property; however, no additional repairs have been completed.

Attorney Alex Edmondson; Tom Torline, owner of Advanced Construction Services; and Noell Saunders, manager of Advanced Construction Services, appeared before the board. Attorney Edmondson stated the date of the violation on the citations predates the six-month moratorium between the parties to resolve the issues. Furthermore, all citations are required to state the time the citation was issued, and the time is not listed on any of the issued citations. Therefore, all the citations are defective. Attorney Edmondson requested all citations be dismissed due to the citations being invalid.

Officer Macaluso stated there is a software glitch where the time the citation is issued is omitted from the citation that is provided to the property owners. However, the time the citation was issued was listed on the citation in our system. Officer Macaluso stated that all Code Enforcement Officers wear body cameras when issuing citations and the body camera footage was also timestamped.

Officer Macaluso conceded to the clerical error but did not feel the citations should be dismissed on those grounds.

Attorney Edmondson stated the time being omitted was not a clerical error, it was a statutory requirement that was not being met. Attorney Edmondson stated this was a violation of his client's due process. Attorney Edmondson stated his client realized that citations were going to be issued but they needed to be issued according to the statutory requirements.

Officer Macaluso believes he did not violate the moratorium by inspecting the property before the expiration date. Officer Macaluso stated his job was to monitor properties and his inspection on 1/24/24 did not violate the moratorium due to the fact that no action was taken at that time. Officer Macaluso stated enforcement did not begin until the moratorium expired.

Attorney Nienaber stated Attorney Edmondson's assessment of the statute and ordinance is correct, the date and time are required and were not present on the citations issued. Attorney Nienaber recommended the board dismiss the citations with the understanding that the city is going to exercise its rights in terms of enforcing the agreement.

Board Member Spille inquired as to why no progress was made within the six-month timeframe of the agreement.

Attorney Edmondson stated there is no mortgage on the property; however, the city sent the notice of violation to Cinfed, who is the property owner's primary creditor, and disrupted the business relationship which destroyed the property owner's ability to obtain a loan to complete the work on this property.

Attorney Edmondson further stated the property was not split into two separate parcels by the PVA until January which also hindered Mr. Torline's ability to obtain a loan on the property.

Tom Torline stated that Advanced Construction Services had just received approval from the Boone County Planning Commission and confirmation of the construction loan funds when Officer Macaluso began enforcement. Mr. Torline stated that the bank backed out of the construction loan due to receiving notification of citations being issued on the property and that halted all work being completed.

Chairman Johnson excused himself from the meeting.

Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. Vice Chairman Howard called for a Roll Call Vote. Board Member Sharp, yes; Board Member Spille, yes; Board Member Howard, yes. **Roll call recognized three yes votes. Motion passes.**

Chairman Johnson rejoined the meeting.

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**PARKING CASES: (9) PAID (1)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-19-KS	Unknown	Wintergreen/Village	430
2024-20-KS	Unknown	Wintergreen/Village	431
2024-21-HR	Jordan Fountain	26 Ann Street	470
2024-22-HR	Jordan C Fountain	26 Ann Street	471
2024-23-PC	Jennifer Smith	Miriam	2743
2024-24-CB	Michelle Reams or Misty Stratton	76 Miriam	2772
2024-25-CB	Michelle Reams or Misty Stratton	76 Miriam	2773
<b>2024-26-TJ</b>	<b>Michael Sobie</b>	<b>Preakness Drive</b>	<b>2934 PD</b>
2024-27-AD	Crown Pointe Remodeling LLC	8344 Tamarack Drive	3501

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

**ANIMAL CONTROL CASES: (0) None**

**OCCUPATIONAL LICENSE CASES: (77) Paid (4)**

Case No.	City of Florence vs.	Citation Location	Citation No.
<b>2024-230-OC</b>	<b>Rapid Fire Pizza</b>	<b>7555 Mall Road</b>	<b>24-224-1 PD</b>
2024-231-OC	Correa Family LLC	7205 Houston Road	21-614-23
2024-232-OC	Raymond E. Orfaly Revocable Trust	8228 US 42 Hwy	23-161-5
2024-233-OC	Tyler Andrew	7210 Turfway Road	23-2201-2
2024-234-OC	Todd Asaion	7210 Turfway Road	23-2202-2
2024-235-OC	Cory Behm	7210 Turfway Road	23-2208-2
2024-236-OC	Cameron Berens	7210 Turfway Road	23-2209-2
2024-237-OC	Stephanie Berens	7210 Turfway Road	23-2210-2
2024-238-OC	Venus Bertucci	7210 Turfway Road	23-2211-2
2024-239-OC	Mall Road Dental Center	8197 Mall Road	22-1468-7
2024-240-OC	Piada Italian Street Food	7659-7747 Mall Road	22-1518-7
2024-241-OC	Grammas Pizza	8449-8459 US 42 Hwy	23-1459-5
2024-242-OC	IHOP	6885 Houston Road	23-1664-4
2024-243-OC	Brittany Moore, Hidden Rainbows Hair Studio	7606-7654 Mall Road	23-2004-3
2024-244-OC	Halle Snyder, Colsen Ire Salon & Lounge	7606-7654 Mall Road	23-2006-3
2024-245-OC	Jennifer Tinch, Apothica Salon & Beauty	7606-7654 Mall Road	23-2007-3
2024-246-OC	L Kranz	7606-7654 Mall Road	23-2008-3
2024-247-OC	Shannon Lee	7210 Turfway Road	23-2214-2
2024-248-OC	Michelle Lorms	7210 Turfway Road	23-2215-2
2024-249-OC	Chelsea Lockett	7210 Turfway Road	23-2216-2
2024-250-OC	Samantha Mauermann	7210 Turfway Road	23-2220-2
2024-251-OC	Brenden Meece	7210 Turfway Road	23-2224-2
2024-252-OC	Robert Metz	7210 Turfway Road	23-2231-2
<b>2024-253-OC</b>	<b>Meghan Moore</b>	<b>7210 Turfway Road</b>	<b>23-2236-2 PD</b>
2024-254-OC	Dave Moser	7210 Turfway Road	23-2239-2
2024-255-OC	Ashley Muniz	7210 Turfway Road	23-2241-2
2024-256-OC	EJ Murray	7210 Turfway Road	23-2242-2
2024-257-OC	Patrick Myers	7210 Turfway Road	23-2243-2
2024-258-OC	KP Associates Property Tax Compliance	8040 Burlington Pike	24-227-3

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2024-259-OC	Jared Bodkin	7210 Turfway Road	23-2228-2
2024-260-OC	Andre Bogle	7210 Turfway Road	23-2230-2
<b>2024-261-OC</b>	<b>Amanda Brady</b>	<b>7210 Turfway Road</b>	<b>23-2238-2 PD</b>
2024-262-OC	Christina Cade	7210 Turfway Road	23-2250-2
2024-263-OC	Robin Campbell	7210 Turfway Road	23-2252-2
2024-264-OC	Michael Carrier	7210 Turfway Road	23-2253-2
2024-265-OC	Tim Catalano	7210 Turfway Road	23-2264-2
2024-266-OC	Ashley Cheek	7210 Turfway Road	23-2265-2
2024-267-OC	Christopher Cole	7210 Turfway Road	23-2277-2
2024-268-OC	Bill Cooper	7210 Turfway Road	23-2280-2
2024-269-OC	Adam Craun	7210 Turfway Road	23-2281-2
2024-270-OC	El Palenque Inc. DBA, Torres Mexican Steakhouse	8860 US 42 Hwy	23-2457-2
2024-271-OC	Great American Logistics	71-75 Cavalier Blvd	24-167-1
2024-272-OC	Massage by Samantha	71-75 Cavalier Blvd	24-169-1
2024-273-OC	Kinetsu World Express	71-75 Cavalier Blvd	24-171-1
2024-274-OC	Dixon Plumbing	71-75 Cavalier Blvd	24-174-1
2024-275-OC	Aseguro Insurance LLC	71-75 Cavalier Blvd	24-176-1
2024-276-OC	Very Unique Wellness	71-75 Cavalier Blvd	24-178-1
2024-277-OC	Top Quality Service Realty	71-75 Cavalier Blvd	24-180-1
2024-278-OC	Sevad Dizdarevic	71-75 Cavalier Blvd	24-181-1
2024-279-OC	Joe Mangiafico	71-75 Cavalier Blvd	24-182-1
2024-280-OC	Ruth Hessey	71-75 Cavalier Blvd	24-185-1
2024-281-OC	Neeco, Inc.	71-75 Cavalier Blvd	24-186-1
2024-282-OC	Kristina Ashley	71-75 Cavalier Blvd	24-187-1
2024-283-OC	Stacie Rutar	71-75 Cavalier Blvd	24-188-1
2024-284-OC	Royal Prestige	71-75 Cavalier Blvd	24-190-1
2024-285-OC	Stacey Thornberry	71-75 Cavalier Blvd	24-191-1
2024-286-OC	Staffinder Inc.	71-75 Cavalier Blvd	24-192-1
2024-287-OC	A Debt Coach Credit Counseling	71-75 Cavalier Blvd	24-194-1
2024-288-OC	La Oficina LLC	71-75 Cavalier Blvd	24-195-1
2024-289-OC	Prosegur Security USA	71-75 Cavalier Blvd	24-196-1
2024-290-OC	Chris Curley	7210 Turfway Road	23-2292-2
2024-291-OC	Rachelle Daugherty	7210 Turfway Road	23-2294-2
2024-292-OC	Aubrey Eckerlin	7210 Turfway Road	23-2299-2
2024-293-OC	Bryan Frodge	7210 Turfway Road	23-2305-2
2024-294-OC	Taryn Frodge	7210 Turfway Road	23-2306-2
2024-295-OC	Ameribest Homecare Solutions	71-75 Cavalier Blvd	24-166-1
2024-296-OC	Refresh Lash Studio	71-75 Cavalier Blvd	24-172-1
2024-297-OC	Fuller Motor Company	71-75 Cavalier Blvd	24-173-1
2024-298-OC	Afordable Movers	71-75 Cavalier Blvd	24-179-1
<b>2024-299-OC</b>	<b>Tara Goetz</b>	<b>7210 Turfway Road</b>	<b>23-2324-2 PD</b>
2024-300-OC	Brooke Granarcher	7210 Turfway Road	23-2325-2
2024-301-OC	Eric Granacher	7210 Turfway Road	23-2326-2
2024-302-OC	Manny Grewal	7210 Turfway Road	23-2330-2
2024-303-OC	Blake Haag	7210 Turfway Road	23-2331-2
2024-304-OC	Taylor Hays	7210 Turfway Road	23-2335-2
2024-305-OC	Mitchell Herweh	7210 Turfway Road	23-2336-2
2024-306-OC	Cierra Hogan	7210 Turfway Road	23-2337-2

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Officer Rice requested Case # 2024-297-OC, Citation # 24-173-1 issued to Fuller Motor Company at 71-75 Cavalier Blvd be dismissed. Board Member Spille made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-283-OC, Citation # 24-188-1 issued to Stacie Rutar at 71-75 Cavalier Blvd be dismissed. Board Member Spille made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2024-207-OC, Citation # 23-2273-1 issued to Beenaben Hitesh at 7625 Doering Drive be reopened and dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard seconded the motion. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2024-205-OC, Citation # 23-2268-1 issued to Pandey Renuke at 7625 Doering Drive be reopened and dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard seconded the motion. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2024-206-OC, Citation # 23-2271-1 issued to Sunita Kalpesh at 7625 Doering Drive be reopened and dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard seconded the motion. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2024-208-OC, Citation # 23-2276-1 issued to Bhagwanti Mahadevmal at 7625 Doering Drive be reopened and dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard seconded the motion. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2024-129-OC, Citation # 23-2220-1 & Citation # 23-2220-2 issued to Samantha Mauermann at 7210 Turfway Road be dismissed. Board Member Howard made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-149-OC, Citation # 23-2248-1 issued to Kellie Budde at 7210 Turfway Road be reopened and dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Howard made a motion to dismiss the citation. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-300-OC, Citation # 23-2325-2 issued to Brook Grancher at 7210 Turfway Road be reopened and dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Howard made a motion to dismiss the citation. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-301-OC, Citation # 23-2326-2 issued to Eric Grancher at 7210 Turfway Road be reopened and dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Howard made a motion to dismiss the citation. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-194-OC, Citation # 23-2364-1 issued to Fredrick Jefferds at 7210 Turfway Road be reopened and dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Howard made a motion to dismiss the citation. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.**

**FIRE PREVENTION CASES: (1) Paid (0)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-2-FP	JoAnn Fabrics	87 Spiral Drive	RSC-2023-09



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**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (104) Paid (24)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-98-PM/NU/ZG	Mark H. Shackelford	66 Utz Drive	23-1638-10
2024-99-ZG/NU/PM	Christopher R. Miller	308 Roberta Avenue	23-2430-1
<b>2024-100-NU/OL/PM</b>	<b>WEC 99J-31 LLC c/o Epropertytax Inc.</b>	<b>6801 Dixie Highway</b>	<b>23-2439-5 PD</b>
<b>2024-101-PM/ZG</b>	<b>RW Florence</b>	<b>6801 Dixie Highway</b>	<b>23-516-6 PD</b>
2024-102-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-20
<b>2024-103-NU</b>	<b>Tim Marsh Properties LLC</b>	<b>24 Airview Avenue</b>	<b>24-202-1 PD</b>
<b>2024-104-CO</b>	<b>D and L Property LLC</b>	<b>30 Burk Avenue</b>	<b>24-208-1 PD</b>
2024-105-PM/NU/ZG	Mark H. Shackelford	66 Utz Drive	23-1638-12
2024-106-NU	Herma Holdings S C Inc.	100 Meijer Drive	23-2066-9
<b>2024-107-ZG</b>	<b>CVH Florence LLC</b>	<b>7570 Woodspoint Drive</b>	<b>23-2199-1 PD</b>
<b>2024-108-NU/PM/ZG</b>	<b>Gabes</b>	<b>4874 Houston Road</b>	<b>24-222-1 PD</b>
<b>2024-109-NU</b>	<b>K&amp;M Petroleum Inc.</b>	<b>34 Dortha Avenue</b>	<b>23-1899-1 PD</b>
2024-110-ZG	Cerouty M. Sudoku	25 Homestead Drive	23-2092-2
2024-111-NU	Deters Company	7230 Turfway Road	24-125-1
2024-112-NU	KP Associates Property Tax	8040 Burlington Pike	24-227-1
2024-113-NU/PM/ZG	Vincent, Brenda, & Raymond Burns	26 Julia Avenue	22-663-17
2024-114-ZG	Charles E. JoAnn McCaughan	7 Beverly Place	23-1425-3
2024-115-NU	Brian Stone	54 Miriam Drive	23-1541-7
2024-116-ZG	Brian Stone	54 Miriam Drive	23-1916-4
<b>2024-117-NU</b>	<b>Village at the Mall Holdings LLC</b>	<b>7606-7654 Mall Road</b>	<b>24-233-1 PD</b>
2024-118-NU/PM	Bre Retail Residual Owner I LLC	7800-7932 Connector Drive	24-237-1
<b>2024-119-NU</b>	<b>Speedway</b>	<b>7690 Burlington Pike</b>	<b>24-238-1 PD</b>
2024-120-NU	Turfway Commons Trust	4951-4997 Houston Road	24-241-1
<b>2024-121-ZG</b>	<b>Meijer</b>	<b>4990 Houston Road</b>	<b>24-203-1 PD</b>
<b>2024-122-ZG</b>	<b>Jose Daniel Montes</b>	<b>32 Wallace Avenue</b>	<b>24-254-1 PD</b>
2024-123-PM	Shane Burns	40 Barnwood Court	23-2260-1
<b>2024-124-PM/ZG</b>	<b>Wesley Knight</b>	<b>6948 Oakwood Drive</b>	<b>23-2349-1 PD</b>
2024-125-NU/ZG	Timothy & Laura Ketron	2174 Clarkston Lane	24-250-1
<b>2024-126-NU</b>	<b>Stanton Homes LLC</b>	<b>48 Ridgeway Avenue</b>	<b>24-253-1 PD</b>
2024-127-NU/ZG/PM/SW	Jenny Rice	320 Center Street	24-313-1
2024-128-ZG	Home Depot USA	99 Spiral Blvd	21-2711-33
2024-129-ZG	Chester M. Mutters	416 Foster Avenue	23-2130-3
2024-130-ZG	Home 2 Suites Florence	7570 Woodspoint Drive	23-2199-2
<b>2024-131-NU/OL/PM</b>	<b>WEC 99J-31 LLC c/o Epropertytax Inc.</b>	<b>6801 Dixie Highway</b>	<b>23-2439-6 PD</b>
2024-132-PM	Correa Family LLC	7205 Houston Road	23-421-4
<b>2024-133-PM/ZG</b>	<b>WEC 99J-31 LLC c/o Epropertytax Inc.</b>	<b>6801 Dixie Highway</b>	<b>23-516-7 PD</b>
2024-134-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-15
2024-135-NU/PM	Steven Russell Long Jr.	28 Lynn Street	23-670-21
2024-136-PM	Chester M. Mutters	416 Foster Avenue	23-993-11
2024-137-NU/PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-216-1
2024-138-NU	Robert C. Moore	85 Allison Avenue	24-261-1
<b>2024-139-ZG</b>	<b>Sally Palaganas</b>	<b>30 Kathryn Avenue</b>	<b>24-262-1 PD</b>
2024-140-PM	Jon Tischner	6 Dell Street	23-1952-1
2024-141-OL/ZG	Carole Reed-Mahoney	1169 Appomattox Drive	23-2024-4
2024-142-NU/CO/ZG/PM	Wal-Mart Real Estate Business Trust	7625 Doering Drive	23-405-11
2024-143-ZG	Morris Adkins	86 Goodridge Drive	23-520-12
2024-144-NU/PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-216-2

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2024-145-NU/SW	Carole Reed-Mahoney	1169 Appomattox Drive	24-268-1
2024-146-NU/PM/ZG	Vincent, Brenda, & Raymond Burns	26 Julia Avenue	22-663-18
2024-147-PM/NU/ZG	Mark H. Shackelford	66 Utz Drive	23-1638-13
2024-148-NU/PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-216-3
2024-149-ZG	Houston Lakes Retail Center LLC	73-87 Spiral Drive	24-220-1
2024-150-NU	KP Associates Property Tax Compliance	8040 Burlington Pike	24-227-2
<b>2024-151-NU</b>	<b>Emro Marketing Co. - Property Tax Reco</b>	<b>7690 Burlington Pike</b>	<b>24-238-2 PD</b>
<b>2024-152-NU</b>	<b>Turfway Commons Trust</b>	<b>4951-4997 Houston Road</b>	<b>24-241-2 PD</b>
2024-153-ZG/PM	Rodrigo O Mejia	7914 Dream Street	23-1839-1
2024-154-ZG/PM	Rodrigo O Mejia	7914 Dream Street	23-1839-3
2024-155-PM	New Plan Property Holding Co. c/o New Plan Excel Re	7659-7747 Mall Road	24-113-2
2024-156-NU/PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-216-4
2024-157-ZG	Rookwood Place #6 LLC	8527-8529 US 42 Hwy	23-2434-1
2024-158-NU/OL/PM	WEC 99J-31 LLC c/o Epropertytax Inc.	6801 Dixie Highway	23-2439-7
2024-159-PM/ZG	WEC 99J-31 LLC c/o Epropertytax Inc.	6801 Dixie Highway	23-516-8
2024-160-PM	New Plan Property Holding Co. c/o New Plan Excel Re	7685 Mall Road	24-128-1
2024-161-NU/PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-216-6
2024-162-NU/PM	New Plan Property Holding Co. c/o New Pla	7800-7932 Connector Drive	24-237-2
2024-163-NU	Esue LLC	51 Spiral Blvd	24-295-1
2024-164-ZG	Home Depot USA	99 Spiral Blvd	21-2711-34
2024-165-NU/CO/ZG/PM	Walmart Real Estate Business Trust	7625 Doering Drive	23-405-12
2024-166-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-16
2024-167-PM	7740 Plantation LLC	7710-7765 Plantation Drive	24-136-1
2024-168-ZG	Love My Home LLC	100 Lee Street	24-249-1
<b>2024-169-NU</b>	<b>Stanton Homes LLC</b>	<b>48 Ridgeway Avenue</b>	<b>24-253-2 PD</b>
2024-170-ZG	CVH Florence LLC	7570 Woodspoint Drive	23-2199-3
2024-171-NU/PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-216-7
<b>2024-172-ZG</b>	<b>Sally Palaganas</b>	<b>30 Kathryn Avenue</b>	<b>24-262-2 PD</b>
2024-173-ZG	Community Trust Bank	8660 Haines Drive	24-310-1
2024-174-ZG	Brian J & Tina M Mastin	47 Rajean Drive	24-317-1
2024-175-NU	VB One LLC	507 Kentaboo Avenue	24-325-1
<b>2024-176-ZG</b>	<b>Church of Scientology of Ohio</b>	<b>283 Main Street</b>	<b>24-329-1 PD</b>
<b>2024-177-NU</b>	<b>Stasi Potts</b>	<b>16 Girard Street</b>	<b>24-331-1 PD</b>
2024-178-NU/PM/ZG	Vincent, Brenda, & Raymond Burns	26 Julia Avenue	22-663-19
2024-179-ZG	Charles & JoAnn McCaughan	7 Beverly Place	23-1425-4
2024-180-PM/NU/ZG	Mark H. Shackelford	66 Utz Drive	23-1638-14
2024-181-OL/ZG	Lions LLC	2201 Antoinette Way	23-1984-1
2024-182-ZG/PM	Charles & Rachel Ritter	109 Lee Street	23-440-12
2024-183-PM/NU/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-216-8
2024-184-ZG	Houston Lakes Retail Center LLC	73-87 Spiral Drive	24-220-2
<b>2024-185-NU</b>	<b>Emro Marketing Co. - Property Tax Reco</b>	<b>7690 Burlington Pike</b>	<b>24-238-3 PD</b>
2024-186-ZG	Mark Briedis	51 Kathryn Avenue	24-337-1
<b>2024-187-NU</b>	<b>Kim M. Roden Family Living Revocable</b>	<b>8 Cardinal Drive</b>	<b>24-341-1 PD</b>
2024-188-NU	Clancy & Wanda Barnes	304 Kentaboo Avenue	24-345-1
2024-189-NU/PM	Joshua Patrick Crouch	6109 Spicewood Avenue	24-346-1
2024-190-NU/PM	Realty Income Properties 24 LLC	430 Meijer Drive	24-358-1
2024-191-ZG	Chester M. Mutters	416 Foster Avenue	23-2130-4
2024-192-ZG	Pedro A. Tineo	113 Raintree Road	24-197-1
2024-193-NU	Esue LLC	51 Spiral Blvd	24-295-2
2024-194-ZG	Schweizer Family Trust	61 Edward Avenue	24-304-1

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2024-195-ZG	Home Depot USA	99 Spiral Blvd	21-2711-35
2024-196-NU	Travis Burr III	37 Goodridge Drive	23-1487-26
2024-197-NU	Brian Stone	54 Miriam Drive	23-1541-8
2024-198-ZG	Brian Stone	54 Miriam Drive	23-1916-5
2024-199-PM	Lori T. Franklin	35 Stonegate Drive	23-2343-1
2024-200-NU/CO/ZG/PM	Walmart Real Estate Business Trust	7625 Doering Drive	23-405-13
2024-201-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-17

**CONTINUED CASES (9):**

**Continued Case # 2023-228-NU**  
**135 Honeysuckle**

**City of Florence vs. Advanced Construction Services**  
**Citation # 23-1152 (1-2)**

**Represented by: Alex Edmondson, Attorney**

Officer Macaluso presented the case as follows: Case was continued from the September 2023 meeting. Property is in compliance.

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

**Continued Case # 2023-319-ZG**  
**7544 Burlington Pike**

**City of Florence vs. Marshall Land Management, LLC**  
**Citation # 22-974-1**

**Represented by: Lee Richard Cahill**

Officer Carpenter presented the case as follows: Case was continued from the August 2023 meeting due to the landscaping plan not being in compliance. Phase 1 and 2 of the landscaping plans are in compliance; however, phases 3, 4, and 5 are not in compliance.

Lee Richard Cahill appeared on behalf of Marshall Land Management, LLC and stated the reason the property is not in compliance is due to financial issues. Mr. Cahill stated the landscaping project would take nearly \$25,000.00 to complete and they do not have the money to complete the landscaping plan. Mr. Cahill requested additional time to bring the property into compliance.

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

**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: The storage trailer and dumpster are still in the driveway. Therefore, the property is not in compliance.

Michael Brokamp appeared and stated his insurance company gave him until 3/25/24 to have all repairs completed. Mr. Brokamp stated the work will be completed by the deadline and requested additional time.

Board Member Spille made a motion to continue the case to the April 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: Ms. Linville is receiving assistance from Crossroads Church for the driveway and soffit repairs and to assist with cleaning up the trash and debris throughout the property.

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Donna Linville appeared before the board and presented a letter from Crossroads Church regarding repairs that will be completed. Dave Adkins with Crossroads Church appeared to answer any questions the board may have regarding the repairs.

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

**Continued Case # 2021-8-OC**  
**8071 Connector Drive**  
**Represented by: Mark Bengel**

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

Officer Macaluso presented the case as follows: Occupational license is in compliance.

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

**Continued Case # 2022-831-OC**  
**71-75 Cavalier Blvd.**  
**Represented by: Tara Prunhagen**

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

Officer Macaluso presented the case as follows: They were working with the Finance Department. The United Steel Workers were claiming a 501C exemption and the Finance Department was waiting for proof of the 501C status.

Tara Prunhagen appeared on behalf of the United Steel Workers and stated the 501C letter had arrived.

Officer Macaluso suggested she stop by the Finance Department and provide a copy of the letter for their records.

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

**Continued Case # 2022-777-OC**  
**6805 Houston Road**  
**Represented by: Marshall Dosker, Attorney**

**City of Florence vs. Houston Shoppes – One, LLC**  
**Citation # 22-2072 (1-11)**

Officer Macaluso presented the case as follows: Property is currently in compliance. There is a city expense in the amount of \$322.00.

Board Member Spille made a motion to dismiss the citations and uphold the city expense in the amount of \$322.00. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**Continued Case # 2024-46-ZG**  
**241 Main Street**  
**Represented by: Joseph Kennedy**

**City of Florence vs. Samuel Craig Properties, LLC**  
**Citation # 23-2394-1**

Officer Corpus presented the case as follows: Property is in compliance.

Joseph Kennedy appeared on behalf of Samuel Craig Properties, LLC.

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

**Continued Case # 2024-68-NU**  
**8593 Winthrop Circle**  
**Represented by: Glenn Curry**

**City of Florence vs. Glenn & April Curry**  
**Citation # 23-2258 (1-2)**

Officer Carpenter presented the case as follows: Case was for an exterior garage door in disrepair and trash and debris throughout the property. There were two citations issued for a total of \$300.00. No city expenses were incurred. Property is in compliance.

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

**OTHER BUSINESS:**

Officer Macaluso requested that Mark Shackelford, 66 Utz Drive, be served a subpoena. There have been over 15 citations issued with multiple violations. Officer Macaluso attempted to contact Mr. Shackelford with no response.

Board Member Spille made a motion to issue a subpoena to Mark Shackelford, 66 Utz Drive. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested a subpoena be served to RW Florence and/or WEC 99J-31, LLC, 6801 Dixie Highway. There is some confusion as to the proper name of the owner. Officer Macaluso has spoken with Richard Lane who stated the current property owner is listed as WEC 99J-31, LLC; however, the name is changing to RW Florence.

Board Member Sharp made a motion to issue a subpoena to RW Florence and/or WEC 99J-31, LLC for 6801 Dixie Highway. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Carpenter requested that Charles Ritter, 109 Lee Street, be served a subpoena. There have been twelve citations issued for an accessory structure with no permit and roof/drainage issues.

Board Member Howard made a motion to issue a subpoena to Charles Ritter, 109 Lee Street. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.**

**ATTORNEY'S REPORT:**


Attorney Nienaber advised no new developments on any litigation to report.

**ADJOURNMENT:**


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

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Spille so moved, with a second from Board Member Sharp. **Motion passed with unanimous approval of the Board**, the time being 11:10 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman

