



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

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, April 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 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; and Patrick Cottingham, Police Officer.

In the audience: Charles Ritter, subpoenaed case; Rachel Ritter, subpoenaed case; Nafka Dizadrevic, contested case; Carol Rodgers-Rivir, contested case; David Jones, contested case; Carina Torres, contested case; Amanda Brady, contested case; Bill Cooper, contested case; Adam Craun, contested case; Nina Ajaezu, contested case; Kirk Pfeifferman, attorney, contested case; Shad James Perry, contested case; Caitlin Roberts, contested case; Tyler Andrew, contested case; Alex Edmondson, attorney, contested case; Tom Torline, contested case; Noell Saunders, contested case; Brian Stone, continued case; Michael Brokamp, continued case; Tara Prunhagen, continued case; Tom Howard, continued case; Jenny Rice, continued case; and Steven Brann, continued case.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the March 6, 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 (2)

**Subpoenaed Case # 2023-379-PM/ZG/NU
66 Utz Drive**

**City of Florence vs. Mark, Patricia & John Shackleford
Citation # 23-1638 (1-17)**

Officer Macaluso presented the case as follows: Officer Macaluso received notification the attorney for the Shackleford's was unable to attend and they requested the case be continued to the May meeting. Officer Macaluso requested the case be continued to the May meeting.

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

**Contested Case # 2023-84-NU/PM/ZG
109 Lee Street**

**City of Florence vs. Charles & Rachel Ritter
Multiple Citations**

Officer Carpenter presented the case as follows: Officer Carpenter stated there were multiple cases on this property. Case # 24-529 was opened on 3/15/24 for an unlicensed/disabled vehicle on the property, first citation was issued. The vehicle was removed, and the case is in compliance.

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Board Member Howard made a motion to dismiss Citation # 24-529-1. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

Officer Carpenter stated Case # 23-440 was opened on 3/2/23 by Officer Deno for trash and debris throughout property; zoning permit required; roof was in disrepair; and the fence was in disrepair. All violations have been brought into compliance. Sixteen citations were issued for a total of \$11,800.00 with a city expense of \$782.00. A total of \$12,582.00 is currently owed.

Charles and Rachel Ritter appeared before the board. Board Member Spille inquired as to why it took so long to bring the property into compliance. Mrs. Ritter stated one thing would get fixed and another thing would break, and it just took time to complete all necessary repairs.

Board Member Spille made a motion to dismiss the citations for case # 23-440 but uphold the city expense of \$782.00. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

CONTESTED CASES (16):

**Contested Case # 2024-157-ZG
8527-8529 US 42**

Contested by: Carlo Wessels, Attorney

**City of Florence vs. Rookwood Place #6
Citation # 23-2434 (1-2)**

Officer Corpus presented the case as follows: Officer Corpus stated Mr. Wessels was unable to attend the meeting and requested the case be continued to the May Meeting.

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

**Contested Case # 2024-278-OC
71-75 Cavalier Blvd.
Contested by: Nafka Dizadrevic**

**City of Florence vs. Sevad Dizadrevic
Multiple Citations**

Officer Rice presented the case as follows: Case was for an occupational license violation. Eight citations were issued for a total of \$1,600.00. No city expenses were incurred. The occupational license is currently in compliance.

Nafka Dizadrevic appeared on behalf of Sevad Dizadrevic.

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

**Contested Case # 2024-181-OL/ZG
2201 Antoinette Way
Contested by: Nafka Dizadrevic**

**City of Florence vs. Lions LLC
Citation # 23-1984-1**

Officer Macaluso presented the case as follows: Case was for an occupational license and a home occupational permit. One citation was issued in the amount of \$100.00. No city expenses were incurred. Citation has been paid. Officer Macaluso stated the occupational license and home occupational permit are now in compliance.

Nafka Dizadrevic appeared on behalf of Lions LLC.

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

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Contested Case # 2022-274-OC
60 Cavalier Blvd.

City of Florence vs. Carol Rodgers-Rivir
Citation # 21-2736 (1-4)

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Case was created on 4/27/22, four citations were issued for a total of \$800.00. No city expense was incurred. Occupational license is in compliance.

Carol Rodgers-Rivir appeared before the board.

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

Contested Case # 2024-196-OC
7210 Turfway Road

City of Florence vs. David Jones
Citation # 23-2366 (1-2)

Officer Rice presented the case as follows: Case was for an occupational license. Case was created on 12/20/23, two citations were issued for a total of \$200.00. No city expense was incurred. Officer Rice stated the occupational license is not in compliance. Officer Rice stated Mr. Jones maintained his real estate license but does not practice and believed that an occupational license was not required. Officer Rice stated Mr. Jones' profile is listed on Keller William's website as an active real estate agent; therefore, an occupational license is required. Officer Rice was informed by the finance department that Mr. Jones owed five years of back taxes.

David Jones appeared before the board and stated he does not work out of the 7210 Turfway Road office and was under the impression that the citations were being issued due to his profile being listed on the Keller Williams website. Mr. Jones stated that he maintains his real estate license; however, does not work as a real estate agent. Mr. Jones stated he had a full-time job and that he splits his time between his home in Northern Kentucky and his home on Dolphin Island.

Mr. Jones stated he had not been in the office at 7210 Turfway Road until he retrieved the letter from the city. Mr. Jones came to the Government Center and spoke with the finance department regarding the citations. Mr. Jones completed the occupational license application and paid the occupational license fee. Mr. Jones requested the city waive the penalty and interest for his taxes for the previous five years.

Officer Macaluso stated penalty and interest for the occupational license are not handled through the code enforcement board; the penalty and interest for the taxes are handled through the finance department. Officer Macaluso informed Mr. Jones that he was able to request an abatement of the penalty and interest through the finance department.

Mr. Jones stated he had only sold his own personal property. Officer Macaluso stated selling your own property does not count toward the real estate license income.

Officer Macaluso stated that Mr. Jones would need to bring his W-2s to the city to prove there was no income earned from real estate sales within the past five years. Once there was proof there were no sales, a discussion could be had as to whether an occupational license was required.

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

Contested Case # 2024-163-OC
8860 US 42
Contested by: Carina Torres

City of Florence vs. El Palenque Inc.
Citation # 23-2457 (1-2)

Officer Macaluso presented the case as follows: Case was created on 12/29/23, two citations were issued for a total amount due of \$200.00. No city expense was incurred. Occupational license is in compliance.

Carina Torres appeared on behalf of El Palenque Inc.

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

Contested Case # 2024-140-OC
7210 Turfway Road

City of Florence vs. Amanda Brady
Citation # 23-2238 (1-3)

Officer Rice presented the case as follows: Case was for an occupational license violation. Case was created on 12/14/23, three citations were issued in the amount of \$500.00. No city expense was incurred. Payments were made in the amount of \$200.00. A total of \$300.00 is currently owed. Occupational license is now in compliance.

Amanda Brady appeared before the board.

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

Contested Case # 2024-161-OC
7210 Turfway Road

City of Florence vs. Bill Cooper
Citation # 23-2280 (1-3)

Officer Rice presented the case as follows: Case was for an occupational license violation. Case was created on 12/15/23, three citations were issued in the amount of \$500.00. No city expense was incurred. Occupational license is now in compliance.

Bill Cooper appeared before the board.

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

Contested Case # 2024-162-OC
7210 Turfway Road

City of Florence vs. Adam Craun
Citation # 23-2281 (1-4)

Officer Rice presented the case as follows: Case was for an occupational license violation. Case was created on 12/15/23, four citations were issued in the amount of \$800.00. No city expense was incurred. Occupational license is now in compliance.

Adam Craun appeared before the board.

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

Contested Case # 2024-295-OC
71-75 Cavalier Blvd.
Contested by: Nina Ajaezu

City of Florence vs. Ameribest Homecare Solutions
Citation # 24-166 (1-2)

Officer Rice presented the case as follows: Case was for an occupational license violation. Case was created on 1/19/24, two citations were issued in the amount of \$200.00. No city expense was incurred. Occupational license is now in compliance.

Nina Ajaezu appeared on behalf of Ameribest Homecare Solutions.

Board Member Howard 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 # 2023-531-OL/ZG
1169 Appomattox Drive
Contested by: Kirk Pfefferman, Attorney

City of Florence vs. Carole Reed-Mahoney
Multiple Citations

Officer Macaluso presented the case as follows: Case was created on 11/16/23, received a complaint regarding the condition of the property and a business being ran out of the property. Officer Macaluso conducted research and was able to find Jim Perry Electric registered to the address. Officer Macaluso also observed a dumpster placed in the driveway for an extended period. Five citations were issued in the amount of \$1,700.00. No city expenses were incurred.

Officer Macaluso stated he spoke with Mr. Perry at the property with Mr. Perry stating that he owned a business, but it was not active and he was at the property cleaning it out. Officer Macaluso spoke with Attorney Pfefferman as well regarding the property and the citations and what needed to be done to bring the property into compliance.

Officer Macaluso stated the dumpster and trash and debris had been removed from the property and if the business vacates the property, the occupational license would be in compliance as well.

Chairman Johnson confirmed that all violations are in compliance with the exception of the occupational license. Officer Macaluso confirmed.

Attorney Kirk Pfefferman and Shad James Perry appeared on behalf of Carole Reed-Mahoney. Attorney Pfefferman stated Mr. Perry established his LLC at that property; however, no business was ever conducted at that property. Attorney Pfefferman stated Mr. Perry's W-2s show his income from 2022 was not from the business. Attorney Pfefferman stated his business license through the state is now listed as inactive and his electrical license has been placed in escrow.

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

Contested Case # 2023-517-OL/ZG
7349 Burlington Pike
Contested by: Craig Payne

City of Florence vs. Nicholas Payne
Citation # 23-1572 (1-2)

Officer Macaluso presented the case as follows: Received notification that Mr. Payne was unable to attend due to working out of town and requested the case be continued to the May meeting.

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

Contested Case # 2024-302-ZG
8227 US 42
Contested by: Daron Skidmore

City of Florence vs. David & Sandra Helmer c/o Car-X
Citation # 24-522-1

Officer Rice presented the case as follows: Received a request to withdraw the case from the agenda. Officer Rice stated he tried to call Mr. Skidmore this morning with no response. Officer Rice requested the board uphold the citation.

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

Contested Case # 2024-205-PM
205 Kentaboo Ave.

City of Florence vs. Caitlin Roberts
Citation # 23-2307-1

Officer Corpus presented the case as follows: Inspection was completed on 12/18/23, observed exterior walls in disrepair. One citation was issued in the amount of \$50.00. No city expense was incurred. Property is now in compliance.

Caitlin Roberts appeared before the board.

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

Contested Case # 2024-105-OC
7210 Turfway Road

City of Florence vs. Tyler Andrew
Citation # 23-2201 (1-2)

Officer Rice presented the case as follows: Case was for an occupational license violation. Case was created on 12/13/23, two citations were issued in the amount of \$200.00. No city expense was incurred. Occupational license is now in compliance.

Tyler Andrew appeared before the board.

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

Contested Case # 2024-221-PM/ZG
132 Honeysuckle Drive
Contested by: Alex Edmondson, Attorney

City of Florence vs. Advanced Construction Services
Citation # 24-494 (1-8)

Officer Macaluso presented the case as follows: Case is for 132 Honeysuckle Drive that burned down. Officer Macaluso stated the property was before the board last month and the citations were dismissed due to technical errors on the citations.

Officer Macaluso stated citations were issued for broken windows; exterior doors in disrepair; protective treatment; roofs and drainage; unsafe premises; wheel blocks; exterior walls in disrepair; fence condition; and sidewalks/driveway in disrepair. Officer Macaluso stated eight citations have been issued in the amount of \$16,500.00 since last code meeting. No city expense was incurred.

Officer Macaluso stated the broken windows and doors were repaired; the fence was repaired; and new sidewalks were poured. Officer Macaluso stated there is some siding on the property that was getting ready to be put on the building which would repair the protective treatment; roofs and drainage; unsafe premises; and exterior wall violations. The wheel blocks are still in disrepair. Property is not in compliance.

Board Member Spille made a motion to continue the case to the May meeting. Board Member Sharp followed with a second.

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 there was an active building permit and they are currently working on internal structural issues before completing the remaining violations on the exterior of the property. There has been a great amount of progress since the previous meeting.

Attorney Edmondson stated Mr. Torline was running into the same financing issues as last month. Cinfed is Mr. Torline's lender, and they will not approve the construction loan due to citations being issued to the property. Attorney Edmondson stated all repairs completed have been paid for out of pocket; however, to progress any further, financing was required.

Attorney Edmondson requested all citations be dismissed so that financing is provided, and the repairs can be completed.

Officer Macaluso stated the property has been an issue for a long time and a previous agreement was reached and the requirements were not met.

Board Member Spille inquired if a new agreement could be negotiated.

Attorney Nienaber confirmed and inquired as to how long repairs would take.

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Attorney Edmondson stated that repairs were anticipated to be completed 4-5 months after financing is received.

Board Member Spille stated the case needs to be continued to renegotiate the contract and then the citations could be dismissed once a new agreement is in place.

Attorney Nienaber inquired was Cinfed is refusing to provide financing due to a lien being placed on the property.

Tom Torline stated there are no liens on the property and the financing was being denied due to the citations. Mr. Torline stated as soon as they took over the property, a new roof was placed on the property and repairs were completed before the sale was finalized.

Attorney Nienaber clarified that Board Member Spille was requesting the case be continued to the next meeting to allow time to renegotiate the previous agreement with the understanding that the liens/citations would be dismissed, and the owner would be given until October to bring the property into compliance.

Attorney Nienaber stated the two primary terms of the renegotiated agreement would be the citations would be dismissed and no new citations would be issued until October, 2024.

Board Member Rowland inquired as to why an agreement was needed when the citations could be dismissed and enforcement could begin again at any time without an agreement.

Board Member Spille stated there was a previous agreement in place and the requirements were not met and by negotiating a new agreement, it would ensure the property owners and the city were both held to their word.

Board Member Spille stated if an agreement was reached, the parties would not need to appear at the May meeting.

Attorney Nienaber stated the agreement should be signed by the end of next week.

Board Member Spille reiterated his motion to continue the case to the May meeting to allow the parties time to reach a new agreement. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (7) PAID (1)

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-28-JC	James E. Howard	Blue Orchard Court/Walnut Creek	330
2024-29-HR	Penny Moore	13 Bell Street	473
2024-30-HR	Amanda Moore	13 Bell Street	474
2024-31-JS	James Casto	76 Miriam Drive	2588 PD
2024-32-CB	Robert Faehr III	76 Miriam Drive	2774
2024-33-CA	Matthew Rice	978 Oceanage Drive	3702
2024-34-MS	Majik Michael Daniels	St. Charles Circle	6598

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: (105) Paid (10)

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-307-OC	Holly Hurst	7210 Turfway Road	23-2359-2
2024-308-OC	Lori Hutchens	7210 Turfway Road	23-2360-2 PD
2024-309-OC	Auriel Jackson	7210 Turfway Road	23-2362-2

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2024-310-OC	Kody Jarrells	7210 Turfway Road	23-2363-2
2024-311-OC	David Jones	7210 Turfway Road	23-2366-2
2024-312-OC	Jeremiah Jones	7210 Turfway Road	23-2367-2
2024-313-OC	Joseph Kerkhoff	7210 Turfway Road	23-2371-2
2024-314-OC	Brenda Kincaid-Shrout	7210 Turfway Road	23-2379-2
2024-315-OC	Adam Kincer	7210 Turfway Road	23-2380-2 PD
2024-316-OC	Branson Kovach	7210 Turfway Road	23-2382-2
2024-317-OC	Colton Kucera	7210 Turfway Road	23-2384-2
2024-318-OC	Kelly Barrett	60 Cavalier Blvd	21-2603-3
2024-319-OC	Brandon Black	60 Cavalier Blvd	21-2607-4
2024-320-OC	Lisa Brandenburg	60 Cavalier Blvd	21-2608-3
2024-321-OC	Shannon Clark	60 Cavalier Blvd	21-2615-3
2024-322-OC	Jack Cramer	60 Cavalier Blvd	21-2623-3
2024-323-OC	Jimmy Davis	60 Cavalier Blvd	21-2627-4
2024-324-OC	Marc Garrison	60 Cavalier Blvd	21-2633-4
2024-325-OC	Robbie Hedger	60 Cavalier Blvd	21-2644-3
2024-326-OC	Patricia Knipper	60 Cavalier Blvd	21-2651-4
2024-327-OC	Mike McKeown	60 Cavalier Blvd	21-2653-3
2024-328-OC	Marius Van Melle	60 Cavalier Blvd	21-2668-4
2024-329-OC	Kelly Woodrum	60 Cavalier Blvd	21-2680-3
2024-330-OC	Alex Navarrete	60 Cavalier Blvd	21-2694-3 PD
2024-331-OC	Joe Reynolds	60 Cavalier Blvd	21-2735-3
2024-332-OC	Carol Rodgers Rivir	60 Cavalier Blvd	21-2736-4
2024-333-OC	Shelby Rupp-Ward	60 Cavalier Blvd	21-2740-4
2024-334-OC	Eileen Schaffstein	60 Cavalier Blvd	21-2742-3
2024-335-OC	Herma Holdings S C Inc. c/o Montik Mg	100 Meijer Drive	23-134-7
2024-336-OC	Rachelle Daugherty	7210 Turfway Road	23-2294-3 PD
2024-337-OC	Bryan Frodge	7210 Turfway Road	23-2305-3
2024-338-OC	Taryn Frodge	7210 Turfway Road	23-2306-3
2024-339-OC	Tim Downing, DBA TD Properties	10 Glenn Street	24-133-1
2024-340-OC	Ameribest Homecare Solutions	71-75 Cavalier Blvd	24-166-2
2024-341-OC	Refresh Lash Studio	71-75 Cavalier Blvd	24-172-2
2024-342-OC	CIVFI-KY1B0 1 & KY1B02 LLC c/o RICORE	7107-7115 Industrial Road	21-2823-15
2024-343-OC	Home Depot USA	99 Spiral Blvd	24-475-1
2024-344-OC	Pink in a Blanket Doughnuts	7220 Burlington Pike	24-252-1
2024-345-OC	Ashgrove LLC	6700-6748 Ashgrove Place	23-1477-2
2024-346-OC	Andre Bogle	7210 Turfway Road	23-2230-3 PD
2024-347-OC	Amanda Brady	7210 Turfway Road	23-2238-3
2024-348-OC	Robin Campbell	7210 Turfway Road	23-2252-3
2024-349-OC	Ashley Cheek	7210 Turfway Road	23-2265-3 PD
2024-350-OC	Christopher Cole	7210 Turfway Road	23-2277-3
2024-351-OC	Bill Cooper	7210 Turfway Road	23-2280-3
2024-352-OC	Adam Craun	7210 Turfway Road	23-2281-3
2024-353-OC	Teresa Gillum	7210 Turfway Road	23-2321-3
2024-354-OC	Manny Grewal	7210 Turfway Road	23-2330-3
2024-355-OC	Blake Haag	7210 Turfway Road	23-2331-3
2024-356-OC	Brock Hart	7210 Turfway Road	23-2334-3
2024-357-OC	Taylor Hays	7210 Turfway Road	23-2335-3 PD
2024-358-OC	Mitchell Herweh	7210 Turfway Road	23-2336-3 PD
2024-359-OC	Cierra Hogan	7210 Turfway Road	23-2337-3

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2024-360-OC	Top Quality Service Realty	71-75 Cavalier Blvd	24-180-2
2024-361-OC	Joe Mangiafico	71-75 Cavalier Blvd	24-182-2
2024-362-OC	Kristina Ashley	71-75 Cavalier Blvd	24-187-2
2024-363-OC	Royal Prestige	71-75 Cavalier Blvd	24-190-2
2024-364-OC	Staffinders Inc.	71-75 Cavalier Blvd	24-192-2
2024-365-OC	Branson Kovach	7210 Turfway Road	23-2382-3
2024-366-OC	H&R Block	7273 Turfway Road	24-260-1
2024-367-OC	Job Center	7283 Turfway Road	24-257-1 PD
2024-368-OC	Home Depot USA	99 Spiral Blvd	24-475-2
2024-369-OC	Andre Bogle	7210 Turfway Road	23-2230-4 PD
2024-370-OC	Robin Campbell	7210 Turfway Road	23-2252-4
2024-371-OC	Christopher Cole	7210 Turfway Road	23-2277-4
2024-372-OC	Adam Craun	7210 Turfway Road	23-2281-4
2024-373-OC	Teresa Gillum	7210 Turfway Road	23-2321-4
2024-374-OC	Manny Grewal	7210 Turfway Road	23-2330-4
2024-375-OC	Brock Hart	7210 Turfway Road	23-2334-4
2024-376-OC	Cierra Hogan	7210 Turfway Road	23-2337-4
2024-377-OC	Holly Hurst	7210 Turfway Road	23-2359-3
2024-378-OC	Auriel Jackson	7210 Turfway Road	23-2362-3
2024-379-OC	Kody Jarrells	7210 Turfway Road	23-2363-3
2024-380-OC	Jeremiah Jones	7210 Turfway Road	23-2367-3
2024-381-OC	Refresh Lash Studio	71-75 Cavalier Blvd	24-172-3
2024-382-OC	Top Quality Service Realty	71-75 Cavalier Blvd	24-180-3
2024-383-OC	Sevad Dizdarevic	71-75 Cavalier Blvd	24-181-2
2024-384-OC	Joe Mangiafico	71-75 Cavalier Blvd	24-182-3
2024-385-OC	Kristina Ashley	71-75 Cavalier Blvd	24-187-3
2024-386-OC	Royal Prestige	71-75 Cavalier Blvd	24-190-3
2024-387-OC	Staffinders Inc.	71-75 Cavalier Blvd	24-192-3
2024-388-OC	Raymond E. Orfaly Revocable Trust	8228 US 42 Hwy	23-161-6
2024-389-OC	Schmidt Flooring	6700-6704 Dixie Hwy	23-1996-2
2024-390-OC	Magic Granite LLC	6603 Dixie Hwy	23-1997-2
2024-391-OC	Hensley Solutions	8136-8188 Mall Road	23-2030-2
2024-392-OC	Med2Casa	8136-8188 Mall Road	23-2033-2
2024-393-OC	Correa Family LLC	7205 Houston Road	21-614-24
2024-394-OC	Staples The Office Superstore	7659-7747 Mall Road	22-1479-10
2024-395-OC	Jimmy John's	8747 US 42 Hwy	22-1517-7
2024-396-OC	Untied Household Rental Inc. (UHR Rent)	7107-7129 Turfway Road	22-1546-9
2024-397-OC	Bridge Point Propco LLC	7300 Woodspoint Drive	22-1547-11
2024-398-OC	Insight Kentucky Partners II LP	7906 Dixie Hwy	22-227-5
2024-399-OC	Defy Kentucky LLC	4999 Houston Road	22-618-10
2024-400-OC	BKDL Investments LLC	6835 Houston Road	23-1056-6
2024-401-OC	Home Depot USA	99 Spiral Blvd	24-475-3
2024-402-OC	Turfway Baceline LLC	7102-7120 Turfway Road	22-1710-15
2024-403-OC	Allied Communications Corp DBA Boost Mobile	6700-6704 Dixie Hwy	22-1930-13
2024-404-OC	Than Phuoc Huu	6500 Dixie Hwy	22-1931-1
2024-405-OC	J&L Furniture, Inc.	7851 Tanners Lane	22-273-12
2024-406-OC	Herma Holdings S C Inc. c/o Montik Mg	100 Meijer Drive	23-134-8
2024-407-OC	Turfway Plaza Associates LLC	7269 Turfway Road	23-138-6
2024-408-OC	PS Partners III LTD Florence - Public Storage Mgt	7551 Industrial Road	23-192-7
2024-409-OC	Autozone Inc. Real Estate Dept. 8700	8510 US 42 Hwy	23-227-8

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2024-410-OC	Steak N Shake Operations Inc.	7485 Foltz Drive	23-236-7
2024-411-OC	Slate Ridge Holdings LLC	8104 US 42 Hwy	23-343-11

Officer Macaluso requested Case # 2024-399-OC, Citation # 22-618-10 issued to Defy KY, LLC at 4999 Houston Road be dismissed. Board Member Rowland made a motion to dismiss the citation. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-264-OC, Citation # 23-2253-2 and Citation # 23-2253-3 issued to Michael Carrier at 7210 Turfway Road be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-303-OC, Citation # 23-2331-1 and Citation # 23-2331-2 issued to Blake Haag at 7210 Turfway Road be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-142-OC, Citation # 23-2240-1, Citation # 23-2240-2, and Citation # 23-2240-3 issued to Donny Bray at 7210 Turfway Road be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-285-OC, Citation # 24-191-1 issued to Stacy Thornberry at 71-75 Cavalier Blvd. be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-216-OC, Citation # 23-2386-1 issued to Gage Lainhart at 7210 Turfway Road be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-164-OC, Citation # 23-2292-1 issued to Chris Curley at 7210 Turfway Road be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2024-32-OC, Citation # 23-2330-1, 23-2330-2, 23-2330-3, and 23-2330-4 issued to Manny Grewall at 7210 Turfway Road be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

FIRE PREVENTION CASES: (2) Paid (0)

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-3-FP	JoAnn Fabrics	87 Spiral Drive	RSC-2023-10
2024-4-FP	Poseidon Pizza	8640 Haines Drive, Suite F	RSC-2024-01

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (102) Paid (9)

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-202-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-12
2024-203-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-14
2024-204-NU	Keller Edwards	6050 Belair Drive	23-2118-3
2024-205-PM	Caitlin L. Roberts	205 Kentaboo Avenue	23-2307-1
2024-206-NU	VB One LLC	507 Kentaboo Avenue	24-325-2 PD
2024-207-NU	SVC HYB Lease Pool 3 LLC	7777 Burlington Pike	24-365-1 PD
2024-208-NU/PM/ZG	Vincent, Brenda, & Raymond Burns	26 Julia Avenue	22-663-20
2024-209-PM/NU/ZG	Mark H. Shackleford	66 Utz Drive	23-1638-15
2024-210-PM/NU/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-216-9

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2024-211-ZG	Home Depot USA	99 Spiral Blvd	21-2711-36 PD
2024-212-NU/ZG/PM	Home Depot USA	99 Spiral Blvd	23-1862-1 PD
2024-213-ZG	Caroline Lind	8318 Tamarack Drive	24-356-1
2024-214-ZG	Home Depot USA	99 Spiral Blvd	21-2711-37
2024-215-NU/ZG/PM	Home Depot USA	99 Spiral Blvd	23-1862-2
2024-216-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-19
2024-217-ZG	Home Depot USA	99 Spiral Blvd	21-2711-38
2024-218-NU/ZG/PM	Home Depot USA	99 Spiral Blvd	23-1862-3
2024-219-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-20
2024-220-OL/CO/ZG/PM/NU	Cole Lo Florence KY LLC	4800 Houston Road	24-483-1
2024-221-PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-494-1
2024-222-ZG	Home Depot USA	99 Spiral Blvd	21-2711-39
2024-223-NU	Travis Burr III	37 Goodridge Drive	23-1487-27
2024-224-NU/ZG/PM	Home Depot USA	99 Spiral Blvd	23-1862-4
2024-225-PM	Jon Tischner	6 Dell Street	23-1952-3
2024-226-ZG	Speedway LLC	411 Mt Zion Road	23-568-1
2024-227-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-21
2024-228-NU/ZG	Irene T. Gabbard	31 Stonegate Drive	24-437-1 PD
2024-229-OL/CO/ZG/PM/NU	Cole Lo Florence KY LLC	4800 Houston Road	24-483-2
2024-230-PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-494-2
2024-231-ZG	Home Depot USA	99 Spiral Blvd	21-2711-40
2024-232-PM/NU/ZG	Mark H. Shackelford	66 Utz Drive	23-1638-16
2024-233-ZG	John & Sheila MacDaniels	34 Wellington Drive	23-1748-3
2024-234-NU/ZG/PM	Home Depot USA	99 Spiral Blvd	23-1862-5
2024-235-PM	Helen E. Cheyne	210 Center Park Drive	23-2421-2
2024-236-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-22
2024-237-ZG	Michael L. Fayson	22 Creekside Drive	24-391-1
2024-238-OL/CO/ZG/NU	Cole Lo Florence KY LLC	4800 Houston Road	24-483-3
2024-239-PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-494-3
2024-240-NU	Keller Edwards	6050 Belair Drive	23-2118-4
2024-241-ZG	Gerald L. Boyers	14 Tee Street	24-416-1
2024-242-ZG	ESS Properties 114 LLC	8080 Steilen Drive	24-422-1 PD
2024-243-ZG	Edward & Mary E. Poland	4 Kathryn Avenue	24-440-1
2024-244-NU	Waffle House Inc.	8050 US 42 Hwy	24-443-1 PD
2024-245-ZG	Brendan M. Bamford	11 Dorcas Avenue	24-448-1
2024-246-NU/ZG	Markkale D. Thompson	16 Ridge View Avenue	24-452-1
2024-247-NU	Erie's Rental Headquarters, Inc.	7150 Houston Road	24-454-1
2024-248-NU	Travis Burr III	37 Goodridge Drive	23-1487-28
2024-249-NU/ZG/PM	Home Depot USA	99 Spiral Blvd	23-1862-6
2024-250-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-23
2024-251-ZG	Josh Phillips	24 Morris Street	24-288-1
2024-252-ZG	Kandice Carson	131 Morris Street	24-449-1
2024-253-ZG	Stephanie Fay Utley	17 Morris Street	24-450-1
2024-254-NU	Poplar Florence LP c/o Tansley Acqui	61 Spiral Blvd	24-478-1
2024-255-NU	Johnny P. Cain	17 LaCresta Drive	24-479-1
2024-256-PM	Rola Henson	15 LaCresta Drive	24-481-1
2024-257-OL/CO/ZG/PM/NU	Cole Lo Florence KY LLC	4800 Houston Road	24-483-4
2024-258-PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-494-4
2024-259-ZG	Home Depot USA	99 Spiral Blvd	21-2711-41
2024-260-OL/CO/ZG/PM/NU	Cole Lo Florence KY LLC	4800 Houston Road	24-483-5

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2024-261-PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-494-5
2024-262-NU/PM ZG	Vincent, Brenda, & Raymond Burns	26 Julia Avenue	22-663-21
2024-263-PM	Deming Remodeling Inc.	17 Shelby Street	23-2290-1
2024-264-ZG/PM	Charles & Rachel Ritter	109 Lee Street	23-440-13
2024-265-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-24
2024-266-ZG	Caroline Lind	8318 Tamarack Drive	24-356-2 PD
2024-267-ZG	Charles & Rachel Ritter	109 Lee Street	24-529-1
2024-268-ZG	Home Depot USA	99 Spiral Blvd	21-2711-42
2024-269-PM/NU/ZG	Mark H. Shackelford	66 Utz Drive	23-1638-17
2024-270-NU/PM/ZG	Home Depot USA	99 Spiral Blvd	23-1862-7
2024-271-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-25
2024-272-PM	Patrick Masters	173 Belair Circle	24-274-1
2024-273-OL/CO/ZG/PM/NU	Cole Lo Florence KY LLC	4800 Houston Road	24-483-6
2024-274-NU	Vereit Mt Florence Ky, LLC	4874 Houston Road	24-501-1
2024-275-ZG	Home Depot USA	99 Spiral Blvd	21-2711-43
2024-276-ZG	Charles E. & JoAnn McCaughan	7 Beverly Place	23-1425-5
2024-277-ZG/OL	Nicholas Payne	7349 Burlington Pike	23-1572-2
2024-278-NU/PM/ZG	Home Depot USA	99 Spiral Blvd	23-1862-8
2024-279-NU	Keller Edwards	6050 Belair Drive	23-2118-5
2024-280-ZG	Cole Lo Florence KY LLC	4800 Houston Road	23-580-26
2024-281-ZG	R and D Holdings of NKY LLC	6602 Dixie Hwy	23-668-5
2024-282-ZG/OL	Sarah R. Hall	73 W. Cobblestone Court	24-397-1
2024-283-ZG	Gerald L. Boyers	14 Tee Street	24-416-2
2024-284-ZG	Brendan M. Bamford	11 Dorcas Avenue	24-448-2
2024-285-ZG	Markkale D. Thompson	16 Ridge View Avenue	24-452-2
2024-286-NU	Erie's Rental Headquarters, Inc.	7150 Houston Road	24-454-2
2024-287-OL/CO/ZG/PM/NU	Cole Lo Florence KY LLC	4800 Houston Road	24-483-7
2024-288-PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-494-6
2024-289-ZG	Home Depot USA	99 Spiral Blvd	21-2711-44
2024-290-NU	Travis Burr III	37 Goodridge Drive	23-1487-29
2024-291-NU/PM/ZG	Home Depot USA	99 Spiral Blvd	23-1862-9
2024-292-ZG	Chester M. Muters	416 Foster Avenue	23-2130-5
2024-293-PM	Chester M. Muters	416 Foster Avenue	23-993-12
2024-294-PM	Guardia Savings Bank	7550 Mall Road	24-232-1
2024-295-NU	Poplar Florence LP c/o Tansley Acqui	61 Spiral Blvd	24-478-2
2024-296-ZG	Home Depot USA	99 Spiral Blvd	21-2711-45
2024-297-NU/PM/ZG	Home Depot USA	99 Spiral Blvd	23-1862-10
2024-298-ZG	Rookwood Place #6 LLC	8527-8529 US 42 Hwy	23-2434-2
2024-299-PM	Correa Family LLC	7205 Houston Road	23-421-5
2024-300-PM/ZG	Advanced Construction Services, LLC	132 Honeysuckle Drive	24-494-7
2024-301-NU	Thibodeau Kohry	121 Valley Drive	24-503-1 PD
2024-302-ZG	David & Sandra Helmer c/o Car-X	8227 US 42 Hwy	24-522-1
2024-303-ZG	Josh Phillips	24 Morris Street	24-288-2

Officer Rice requested Case # 2024-255-NU, Citation # 24-479-1 issued to Johnny Cain at 17 LaCresta Drive be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Corpus requested Case # 2024-19-ZG, Citation # 23-2441-1 issued to Adrian Gomez Diaz at 511 Kentaboo Ave. be dismissed. 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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Officer Corpus requested Case # 2024-125-NU/ZG, Citation # 24-250-1 issued to Timothy & Laura Ketron at 2174 Clarkston Lane be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Corpus requested Case # 2024-12-ZG, Citation # 23-2092-1 and Citation# 23-2092-2 issued to Cerouty M. Sudoku at 25 Homestead Drive be dismissed. Board Member Spille made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

CONTINUED CASES (5):

**Continued Case # 2023-330-NU/ZG
54 Miriam Drive**

**City of Florence vs. Brian Stone
Multiple Citations**

Officer Carpenter presented the case as follows: Officer Carpenter stated there are two separate cases on the property. Case # 23-1916 was created on 11/2/23 for an unlicensed/disabled vehicle on the property. Five citations were issued in the amount of \$1,200.00 with a city expense of \$138.00. A total of \$1,238.00 is owed. This case was now in compliance.

Officer Carpenter stated case # 23-1541 was opened on 8/11/23 for trash and debris throughout the property. Eight citations were issued in the amount of \$2,000.00 with a city expense of \$138.00. Payments in the amount of \$500.00 have been made. A total of \$1,638.00 was owed in this case. Officer Carpenter stated that significant progress had been made to the property; however, some trash and debris remains. The property was not in compliance.

Brian Stone appeared before the board and stated the trash and debris were removed this morning prior to the meeting.

Officer Carpenter stated he completed an inspection this morning and the trash and debris remained.

Board Member Spille made a motion to continue the case to the May meeting and if the property is in compliance, Mr. Stone would not need to appear, and the citations would be dismissed with the city expense of \$276.00 being upheld. 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: Officer Macaluso stated the pod and dumpster remain on the property.

Michael Brokamp stated he informed the construction company that the dumpster needed to be removed as soon as possible. Mr. Brokamp stated there was a delay with the kitchen cabinets and the waste would need to be put in the dumpster before the dumpster can be removed. Mr. Brokamp stated the dumpster and pod would be removed within the next three weeks.

Board Member Spille made a motion to continue the case to the May meeting and if the property was in compliance, Mr. Brokamp would not need to appear, and the citation would be dismissed. Board Member Howard 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: Case was for an occupational license violation. There are still some payroll issues. Occupational license was not in compliance.

Tara Prunhagen appeared on behalf of United Steel Workers and stated there are some errors on the 2022 payroll that are still being corrected. Ms. Prunhagen stated the accountant was working on the issues; however, it was his busy season, so it was taking longer than expected. Ms. Prunhagen requested additional time.

Board Member Howard made a motion to continue the case to the May meeting. Board Member Sharp followed with a second.

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Officer Macaluso suggested amending the motion to allow 60 days due to the height of tax season.

Board Member Howard amended the motion to continue the case to the June meeting. Board Member Sharp seconded the amended motion. **Motion carried by unanimous vote.**

Continued Case # 2023-722-OC
1336 Hansel Ave.
Represented by: Tom Howard

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

Officer Macaluso presented the case as follows: Occupational license was in compliance. There was a city expense in the amount of \$92.00.

Tom Howard appeared on behalf of ARG TCFLOKY001 LLC.

Board Member Sharp made a motion to dismiss the citations but uphold the city expense in the amount of \$92.00. Board Member Howard seconded the motion. **Motion carried by unanimous vote.**

Continued Case # 2024-127-NU/ZG/PM/SW
320 Center Street

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

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

Jenny Rice and Steven Brann appeared before the board.

Board Member Howard inquired if a trailer was permitted to be stored on the street without being attached to a vehicle. Officer Macaluso stated that is not the jurisdiction of the code enforcement board and that the Police Department has been notified of the issued.

Board Member Spille made a motion to dismiss the citation. Board Member Sharp followed with a second. **Board Member Spille, Board Member Sharp, and Board Member Howard voted in favor with a nay from Board Member Rowland. Motion passed 3-1 with majority.**

ATTORNEY'S REPORT:

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

ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting would be held on May 1, 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 Spille. **Motion passed with unanimous approval of the Board**, the time being 11:15 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

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