



**CODE ENFORCEMENT BOARD  
SPECIAL MEETING  
MINUTES: WEDNESDAY, JANUARY 8, 2025**

The City of Florence, Kentucky Code Enforcement Board met in special session on Wednesday, January 8, 2025 at 10:00 a.m. 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: Melissa Kramer, City Clerk; Thomas Judd, observer; Karina Presti, contested case; William Haines, contested case; Erik Plymale, contested case; Michael Ruiz, contested case; and Attorney Dennis Helmer, continued case.

**APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the December 4, 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.

**CONTESTED CASES (6):**

**Contested Case # 2023-399-OC  
235 Main Street  
Contested by: Michael Ruiz**

**City of Florence vs. TM Properties  
Citation # 23-228 (1-10)/ 24-1247 (1-2)**

Officer Macaluso states there are two cases on this property. Case # 23-288 was for an occupational license violation. Officer Macaluso stated ten (10) citations were issued in the amount of \$2,600.00, no city expenses were incurred. Occupational license was in compliance.

Board Member Howard made a motion to dismiss the citations for Case # 23-288. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso presented Case # 24-1247 as follows: Officer Macaluso stated two citations were issued in the amount of \$600.00 for protective treatment, peeling paint, and the downspouts in disrepair. City expenses were incurred in the amount of \$46.00 for lien fees. One payment was made in the amount of \$450.00. A total of \$196.00 is currently owed.

Michael Ruiz appeared on behalf of TM Properties. Mr. Ruiz stated he was unaware of the citations for Case # 24-1247 and requested Officer Macaluso meet with him at the property to show him what repairs were needed. Officer Macaluso requested Mr. Ruiz stay after the meeting so they could discuss the repairs that were needed.

Board Member Howard made a motion to continue Case # 24-1247 to the February meeting. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

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**Contested Case # 2022-69-OC**  
**235 Main Street**  
**Contested by: Michael Ruiz**

**City of Florence vs. PC Repair Shack**  
**Citation # 21-3037**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Eight (8) citations were issued in the amount of \$2,000.00. One payment was made in the amount of \$1,100.00. A total of \$900.00 is currently owed. Officer Macaluso stated the occupational license was in compliance.

Michael Ruiz appeared on behalf of PC Repair Shack.

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

**Contested Case # 2024-1057-OC**  
**7000 Houston Road**  
**Contested by: Erik Plymale**

**City of Florence vs. Plymale Counseling**  
**Citation # 24-857-2**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. One citation was issued in the amount of \$150.00. Officer Macaluso stated the occupational license was not in compliance.

Erik Plymale appeared on behalf of Plymale Counseling. Mr. Plymale stated he was unaware the occupational license was not in compliance and inquired as to what was needed to bring the occupational license into compliance.

Officer Macaluso recommended Mr. Plymale stop by the Finance Department after the meeting to find out what was needed to bring the occupational license into compliance. Officer Macaluso informed Mr. Plymale that as long as the occupational license was in compliance by the next meeting, Mr. Plymale would not need to attend the meeting and Officer Macaluso would speak on his behalf.

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

**Contested Case # 2024-610-OC**  
**8645 Haines Drive**  
**Contested by: Katina Presti**

**City of Florence vs. La Torta Loca II, Inc. DBA Torta Loca**  
**Citation # 23-2451 (1-5)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Five (5) citations were issued in the amount of \$1,100.00. Payments were made in the amount of \$200.00. A total of \$900.00 is currently owed. Officer Macaluso stated the occupational license was not in compliance.

Karina Presti and Antonio appeared on behalf of La Torta Loca II Inc. Ms. Presti stated she had issues with her previous accountant and did not have access to the business records at the time of the hearing. Antonio stated he was assisting Ms. Presti with trying to obtain the business records and bring the occupational license into compliance.

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

**Contested Case # 2024-554-ZG**  
**8645 Haines Drive**  
**Contested by: William Haines**

**City of Florence vs. Haines Plaza**  
**Citation # 23-140-1**

Officer Macaluso presented the case as follows: One citation was issued in the amount of \$150.00 for minor site plan, dumpster enclosure, and temporary advertising display. A city expense in the amount of \$46.00 was incurred for a lien fee. A total of \$196.00 is currently owed. Property was in compliance.

William Haines appeared on behalf of Haines Plaza. Mr. Haines stated he did not receive notification of the citation. Officer Macaluso stated all notifications were mailed to the address listed on the PVA website and that if he would like the mailing address updated, he would need to contact the PVA office.



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Board Member Howard made a motion to dismiss the citation but uphold the city expense in the amount of \$46.00. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2024-849-ZG**  
**2275 Algiers Street**

**City of Florence vs. Don Lee Davis**  
**Citation # 24-1977-1**

Officer Corpus presented the case as follows: One citation was issued in the amount of \$50.00 for an unlicensed/disabled vehicle. No city expenses were incurred. Property was in compliance.

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

**PARKING CASES: (6)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-68-BB	Mansour Youssef	Shenandoah Drive	27
2024-71-DZ	Kevin Waddell	303 Saint Jude	290
2024-72-DZ	Julmonta Moore	35 Stonegate Drive	291
2024-73-HH	Victor Calmo Sales	Roberta Ave	3630
2024-74-BB	Sorella Daly	6115 Spicewood Ave.	3677
2024-75-HR	Devon Lloyd	158 Raintree	4079

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: (18)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-1080-OC	Southern Cross	71 Cavalier Blvd	21-2341-15
2024-1081-OC	The TCG Vault	71-75 Cavalier Blvd	22-1182-14
2024-1082-OC	Cortech	71-75 Cavalier Blvd	22-1193-18
2024-1083-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-7
2024-1084-OC	Slate Ridge Holdings LLC	8104 US 42 Hwy	23-343-16
2024-1085-OC	Boost Mobile	6700-6704 Dixie Hwy	22-1930-16
2024-1086-OC	IHOP	6885 Houston Road	23-1664-10
2024-1087-OC	Cole AA Florence KY LLC (308467)	8707 US 42 Hwy	22-259-9
2024-1088-OC	Milan Laser Hair Removal	7840 Connector Drive	24-824-4
2024-1090-OC	QP Holdings II, LLC	8030 Mall Road	24-1830-1
2024-1091-OC	Grammas Pizza	8449-8459 US 42 Hwy	23-1459-10
2024-1095-OC	Red Robin #202811	7250 Houston Road	24-1566-2
2024-1096-OC	Locust Lane Apartments LLC	210-256 Locust Avenue	22-1711-19
2024-1097-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-9
2024-1098-OC	Portrait Holdings LLC VIP Holiday Photos	2028-2164 Mall Circle Road	24-2032-2
2024-1099-OC	Houston Glenway LLC	6825 Houston Road	24-1803-2
2024-1100-OC	PS Partners III LTD Florence	7551 Industrial Road	23-192-11
2024-1101-OC	Jimmy John's	8747 US 42	22-1517-13

**FIRE PREVENTION CASES: (1)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-8-FP	James Vires	7716 Hollywood Drive	RSC-2024-6

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**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (19)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-843-NU	Travis Burr III	37 Goodridge Drive	23-1487-51
2024-844-NU	Travis Burr III	37 Goodridge Drive	24-845-21
2024-845-PM	Randolph & Leslie Hust	5 Ash Street	24-1495-6
2024-846-ZG	Charlotte Marie Moore	7 Beverly Place	24-1728-4
2024-847-PM	NKH Investment LLC	6809 Burlington Pike	24-104-6
2024-849-ZG	Don Lee Davis	2275 Algiers Street	24-1977-1
2024-850-NU	Travis Burr III	37 Goodridge Drive	23-1487-52
2024-851-NU	Travis Burr III	37 Goodridge Drive	24-845-22
2024-852-NU/PM/ZG	Vincent, Brenda, & Raymond Burns	26 Julia Avenue	22-663-46
2024-854-PM/NU	Kathy & Cliff Messer	38 Russell Street	24-1540-2
2024-856-NU/PM	Talyah Button	2684 Ridgecrest Drive	24-1320-8
2024-857-NU	Travis Burr III	37 Goodridge Drive	23-1487-53
2024-858-NU	Travis Burr III	37 Goodridge Drive	24-845-23
2024-859-PM	Christopher R. Miller	308 Roberta Avenue	23-2430-6
2024-860-NU	Mamik LLC	56-58 Bustetter Drive	24-2028-1
2024-862-ZG	Charlotte Marie Moore	7 Beverly Place	24-1728-6
2024-863-PM/NU	Kathy & Cliff Messer	38 Russell Street	24-1540-3
2024-864-ZG	Charlotte Marie Moore	7 Beverly Place	24-1728-7
2024-865-NU/PM/ZG	Vineyard Apartments	7650 Catawba Lane	24-1979-1

**PAID/RESOLVED CASES (11)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2024-69-BB	Christopher Baxter	Dorcas Ave	28
2024-70-BB	Christopher Baxter	Dorcas Ave	29
2024-1089-OC	Bibibop Asian Grill	6785 Houston Road	24-1844-1
2024-1092-OC	Great Lakes Ace Hardware Inc.	8515 US 42 Hwy	24-1834-1
2024-1093-OC	Jot India #323975	4951-4997 Houston Road	24-1586-2
2024-1094-OC	Intergroup Pine Lake Inc.	101 Pinehurst Drive	24-1831-1
2024-848-NU/ZG	Kohry Thibodeau	128-130 Valley Drive	24-1897-1
2024-853-ZG	Katherine Crawford	40 Red Clover Court	24-1947-1
2024-855-NU	NKY Community Action Commission Inc.	801-8031 Transformation Lane	24-1962-1
2024-861-NU	Astaiza Nestor	7670 Hopeful Road	24-2009-1
2024-866-NU	Tommy Settles	9 Lexington Ave	24-2045-1

**CONTINUED CASES (5):**

**Continued Case # 2024-342-PM**  
**7415 Burlington Pike**  
**Represented by: Dennis Helmer, Attorney**

**City of Florence vs. Eighteen Limited**  
**Citation # 23-2438-1**

Officer Corpus presented the case as follows: Officer Corpus stated there was no permit on file with Boone County and no progress had been made on the property.

Dennis Helmer, Attorney, appeared on behalf of Eighteen Limited. Attorney Helmer stated he was working on repairs to the deck when Boone County made him stop working due to not having a permit. Attorney Helmer stated he had the original architect for the building draw plans for the permit and the drawings were received the morning of the meeting. Attorney Helmer requested additional time to obtain the permit and complete the repairs.



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

**Continued Case # 2024-483-OC**  
**2028-2164 Mall Circle Road**  
**Represented by: Ken Hibbard**

**City of Florence vs. Florence Mall Realty**  
**Citation # Citation # 24-158 (1-3)/ 24-952 (1-47)**

Officer Macaluso presented the case as follows: Officer Macaluso stated Ken Hibbard called stating he was unable to appear due to a medical issue. Office Macaluso stated the property and occupational license were in compliance.

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

**Continued Case # 2023-32-NU**  
**8481 Pheasant Drive**

**City of Florence vs. Oscar Frye IV**  
**Citation # 22-889 (1-3)/ 22-2196 (1-12)**

Officer Carpenter presented the case as follows: Officer Carpenter stated he received a call from Oscar Frye stating he was snowed in and unable to attend the meeting. Officer Carpenter spoke with Human Services Administrator, Katie James who stated they were working with Crossroads Church to have the debris moved out of Mr. Frye's yard. Officer Carpenter requested to continue the case to allow time to remove the debris and bring the property into compliance.

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

**Continued Case # 2023-487-OC**  
**4512 Dixie Highway**  
**Represented by: Rossanna Larrick**

**City of Florence vs. Rent-n-Roll**  
**Citation # 23-188 (1-12)**

Officer Macaluso presented the case as follows: Office Macaluso received a call from Ms. Larrick stating she was unable to attend the meeting and requested a continuance to the next meeting.

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

**Continued Case # 2024-536-NU/PM**  
**36 Miriam Drive**

**City of Florence vs. Matthew B. DeMarcus**  
**Citation # 23-1154 (1-2)**

Officer Macaluso presented the case as follows: Officer Macaluso stated Mr. DeMarcus had a tenant that refused to vacate the property which required Mr. DeMarcus to go through the legal process to have the tenant removed. Officer Macaluso stated the tenant was out of the property and Mr. DeMarcus was able to begin repairs. Officer Macaluso requested a sixty-day continuance to allow Mr. DeMarcus time to complete the repairs on the property.

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

**OTHER CASES (1):**

**Case # 2023-411-OC**  
**7960 Connector Drive**

**City of Florence vs. IHS Florence Kentucky LLC**  
**Citation # 23-209 (1-8)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation with eight (8) citations being issued in the amount of \$2,000.00. A city expense in the amount of \$230.00 was incurred. One payment was made in the amount of \$230.00. A total of \$2,000.00 is currently owed. Occupational license was in compliance.

Officer Macaluso stated that the City of Florence needed an easement on the property owned by IHS Florence Kentucky LLC. Therefore, the city and the property owner came to an agreement where the city would dismiss the code enforcement citations and pay the city expenses and the property owner would sign the required easement. Officer Macaluso stated the company has paid the city expenses and requested the board dismiss the citations.

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Board Member Spille made a motion to dismiss the citations and uphold the city expense. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.**

**ATTORNEY'S REPORT:**

Attorney Nienaber stated that the Agreement for the property at 132 Honeysuckle Drive was sent to Alex Edmondson, attorney for Advanced Construction Services, in May 2024. Attorney Nienaber stated that he received a written request for a copy of the signed Agreement on 12/30/24 and the agreement was sent to Attorney Edmondson on 1/3/25.

Attorney Nienaber inquired if there were liens on the property at 132 Honeysuckle Drive. Officer Macaluso stated that no liens were filed on the property due to the Settlement Agreement signed in May 2024. Officer Macaluso stated the citations were upheld at the December meeting and that the city was required to wait until the 30-day appeal deadline passed in order to file liens.

Attorney Nienaber stated he has had no additional contact with Attorney Edmondson and a lien should be filed on the property.

**ADJOURNMENT:**

Chairman Johnson reminded the Board the next meeting will be held on February 5, 2025.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Sharp so moved, with a second from Board Member Howard. **Motion passed with unanimous approval of the Board**, the time being 10:30 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman

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