



**CODE ENFORCEMENT BOARD  
MINUTES: WEDNESDAY, FEBRUARY 5, 2025**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, February 5, 2025 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); Rick Rowland; and Bill Sharp. Board Member Spille 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; Joe Schrand, Fire/EMS Captain; and Patrick Cottingham, Police Officer.

In the audience: Melissa Kramer, City Clerk; Samantha Hensler, contested case; Linda Blaine, contested case; Rossanna Larrick, continued case; Karina Presti, continued case; and Antonio Arrita, continued case.

**APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the January 8, 2025 special 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 (3):**

**Contested Case # 2025-5-CB  
1804 Ashley Court**

**City of Florence vs. Charlene Osborne  
Citation # 3124**

Police Officer Cottingham presented the case as follows: Ms. Osborne contacted the city and stated she would be unable to attend the Code Board Meeting due to illness. Officer Cottingham requested a continuance to the March meeting.

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

**Contested Case # 2024-339-OC  
10 Glenn Street  
Contested by: Samantha Hensler**

**City of Florence vs. Tim Downing dba TD Properties  
Citation # 24-133 (1-6)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Six citations were issued in the amount of \$1,400.00. No city expenses were incurred. Occupational license is in compliance.

Samantha Hensler appeared on behalf of Tim Downing dba TD Properties.

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 # 2025-11-ZG/NU**  
**20 Cardinal Drive**  
**Contested by: Linda Blaine**

**City of Florence vs. Maxine Singleton & Linda Blaine**  
**Citation # 25-26-1**

Officer Rice presented the case as follows: Case was for an unlicensed/disabled vehicle; vehicle parked on grass; and trash and debris throughout the property. One citation was issued in the amount of \$150.00. No city expenses were incurred. Property is in compliance.

Linda Blaine appeared before the board.

Board Member Rowland 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.
2025-1-TL	Garry Groves	312 Roberta	14
2025-2-TL	Garry Groves	312 Roberta	15
2025-4-CB	Mamadou Diallo	95 Circle Drive	3123
2025-5-CB	Charlene Osborne	1804 Ashley Court	3124
2025-6-HR	Trinidad Cruz	82 Circle Drive	4080
2025-7-JD	Troy Wilson	Steilin Drive	7033

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

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

**OCCUPATIONAL LICENSE CASES: (13)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-1-OC	CIVFI-KY1B01 & KY1B02 LLC c/o Ricore	7107-7115 Industrial Road	21-2823-22
2025-2-OC	Correa Family LLC	7205 Houston Road	21-614-31
2025-3-OC	Matsuya Japanese Rest.	7137-7149 Manderlay Drive	22-1478-16
2025-4-OC	FX Florence Road LLC	6985 Houston Road	22-58-17
2025-6-OC	Tim Downing, DBA, TD Properties	10 Glenn Street	24-133-6
2025-7-OC	Adam Marit	71-75 Cavalier Blvd	22-1205-16
2025-9-OC	Piada Italian Street Food	7659-7747 Mall Road	22-1518-14
2025-10-OC	Cole AA Florence KY LLC (308467)	8707 US 42 Hwy	22-259-10
2025-11-OC	Grammas Pizza	8449-8459 US 42 Hwy	23-1459-11
2025-12-OC	IHOP	6885 Houston Road	23-1664-11
2025-13-OC	Christina M. Griffith	8400-8414 US 42 Hwy	23-264-10
2025-14-OC	Slate Ridge Holdings LLC	8104 US 42 Hwy	23-343-17
2025-15-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-10

**FIRE PREVENTION CASES: (0)**

**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (12)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-1-NU	Travis Burr III	37 Goodridge Drive	23-1487-54
2025-3-NU	Travis Burr III	37 Goodridge Drive	24-845-24
2025-4-NU	Turfway Baseline LLC	7102-7120A Turfway Road	24-943-10



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2025-5-NU	Turfway Baceline LLC	7102-7120A Turfway Road	24-943-11
2025-6-ZG	Heilian Pong	6420 Dixie Hwy	24-1898-2
2025-7-NU	Turfway Baceline LLC	7102-7120A Turfway Road	24-943-12
2025-8-PM	Christopher R. Miller	308 Roberta Avenue	23-2430-7
2025-9-PM/NU	Kathy & Cliff Messer	38 Russell Street	24-1540-4
2025-10-NU/PM/ZG	Mad Mike's	6420 Dixie Hwy	24-2019-1
2025-11-ZG/NU	Maxine Singleton & Linda Blaine	20 Cardinal Drive	25-26-1
2025-12-ZG	Charlotte Marie Moore	7 Beverly Place	24-1728-8
2025-13-PM	Chester M. Mutters	416 Foster Avenue	23-993-18

Officer Corpus requested Case # 2025-10-NU/PM/ZG, Citation # 24-2019-1 issued to Mad Mike's at 6420 Dixie Highway be dismissed. Board Member Howard made a motion to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case No. 2024-448-ZG, Citation # 23-1702-1 issued to Russell Remodeling and Construction LLC at 9 Yealey Drive be reopened and dismissed. Board Member Rowland made a motion to reopen the case. Board Member Sharp seconded the motion. **Motion carried by unanimous vote.** Board Member Howard made a motion to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**CONTINUED CASES (4):**

**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: Officer Macaluso stated the occupational license was in compliance and requested the board dismiss the citation.

Rossanna Larrick appeared on behalf of Rent-n-Roll.

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

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

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

Officer Macaluso presented the case as follows: Officer Macaluso stated the property owner was working on the property and requested a continuance to the March meeting.

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.**

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

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

Officer Macaluso presented the case as follows: Officer Macaluso stated the occupational license was in compliance and requested the board dismiss the citation.

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

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Continued Case # 2024-610-OC  
8645 Haines Drive  
Represented by: Karina 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: Officer Macaluso stated Ms. Presti and Mr. Arrita were working with the Finance Department and requested a 60-day continuance of the case.

Karina Presti and Antonio Arrita appeared on behalf of La Torta Loca II Inc. dba Torta Loca. Mr. Arrita stated they were waiting on W-2s and would be able to complete all required paperwork once they received the W-2s.

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

**OTHER BUSINESS:**

Officer Macaluso requested a subpoena for Correra Family LLC at 7205 Houston Road. Officer Macaluso stated over 30 citations were issued since the case was opened in 2021 and he has had no contact with the property owners.

Board Member Howard made a motion to issue a subpoena to the Correra Family LLC. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**ATTORNEY'S REPORT:**

Attorney Nienaber requested a closed session. Chairman Johnson called for a motion to go into closed session pursuant to KRS 61.810(1)(c) litigation – proposed or pending against or on behalf of the board. Board Member Howard so moved with a second from Board Member Sharp. **Motion passed by unanimous approval of the board**, the time being 10:10 a.m.

Attorney Nienaber called for a motion to come back into session after the Closed Session. Board Member Sharp so moved, with a second from Board Member Howard. **Motion passed with unanimous approval of the board**, the time being 10:21 a.m.

Attorney Nienaber requested a motion from the board as to whether to move forward with litigation or settlement with regard to the lawsuit discussed in the closed session. Board Member Sharp made a motion to proceed with litigation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**ADJOURNMENT:**

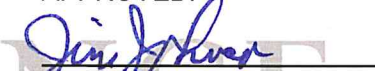
Chairman Johnson reminded the Board the next meeting will be held on March 5, 2025.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Howard so moved, with a second from Board Member Sharp. **Motion passed with unanimous approval of the Board**, the time being 10:27 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman

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