

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF DEB GEERS (APPLICANT) FOR KATHLEEN BISHOP (OWNER) FOR A CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3//PD) ZONE FOR AN APPROXIMATE 0.88-ACRE AREA LOCATED AT 45 CAVALIER BOULEVARD, FLORENCE, KENTUCKY. THE REQUEST IS FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN TO ALLOW THE EXISTING BUILDING TO BE USED FOR LIFE LEARNING SKILLS, DAY CARE, MEDICAL, OFFICE, AND OTHER ASSOCIATED USES.

The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional condition shall apply to the request described above.

1. The following uses shall be permitted to occupy the building:

- a. Life learning skills.
- b. Art galleries.
- c. Business support services.
- d. Financial services but excluding drive through lanes.
- e. Medical, dental, or optical clinics.
- f. Offices.
- g. Personal services except for laundromats and dry cleaners.
- h. Studios for artists, designers, photographers, musicians, and sculptors.
- i. Veterinary animal hospitals or clinics with the condition that animals staying overnight are under a veterinarian's care (boarding, training, or kenneling are prohibited).
- j. Business or trade schools.

Agreed to this 18th day of February, 2025.

BY: Debra Geers
(Applicant)

COUNTY OF Boone STATE Kentucky

The foregoing instrument was acknowledged before me this 18th day of February, 2025, by Debra Geers, the Executive Dir., on behalf of the company.

Jamie Hoppa
NOTARY PUBLIC, State at Large
My Commission Expires: 4/19/26
KYNP49184

Agreed to this 17th day of February, 2025.

BY: Kathleen Bishop
(Property Owner)

COUNTY OF Kenton STATE Ky

The foregoing instrument was acknowledged before me this 17th day of February, 2025, by Kathleen Bishop, the owner, on behalf of the company.

Jayce A. Vest
NOTARY PUBLIC, State at Large
My Commission Expires: 11-16-2028
KYNP #16348