

**CITY OF FLORENCE, KENTUCKY  
ORDINANCE O-5-2025**

**AN ORDINANCE ADOPTING AND APPROVING (1) A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND OFFICE TWO (O-2) TO COMMERCIAL SERVICES (C-3) FOR AN APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; (2) A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 0.3 ACRE PORTION OF THE APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; AND (3) A VARIANCE REDUCING THE BUFFER YARD WIDTH ALONG THE EASTERNMOST BOUNDARY LINE FROM TEN (10) FEET TO THREE (3) FEET, TO ALLOW FOR THE DEVELOPMENT OF A 510 SQUARE FOOT DRIVE-THROUGH ONLY COFFEE SHOP AND A 280 SQUARE FOOT REMOTE STORAGE/COOLER ACCESSORY STRUCTURE. (BREW TEAM KY, LLC)**

**WHEREAS**, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

**WHEREAS**, the Boone County Planning Commission by Resolution No. R-25-001-A recommended approval, with conditions, for a zoning map amendment, change in concept development plan, and a variance, and

**WHEREAS**, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:**

**SECTION I**

That the request of Brew Team KY, LLC, per Brian Evans (Applicant) for George and Beverly Rawlings (Owner) for: (1) a zoning map amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a change of concept development plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; and (3) a variance reducing the buffer yard width along the easternmost boundary line from ten (10) feet to three (3) feet, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure, shall be and is hereby approved.

The real estate which is the subject of this request is more particularly described in Exhibit "A," attached hereto and incorporated herein by reference. The zoning map of Boone

County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning map amendment, change in concept development plan, and variance for this subject property.

## **SECTION II**

The approval of this zoning map amendment, change in concept development plan, and variance is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit “B” and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-25-001-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

## **SECTION III**

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission’s Resolution No. R-25-001-A, marked Exhibit “B”, and attached hereto.

## **SECTION IV**

In addition to those conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council, shall be and is hereby subject to the additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit “C”, a copy of which is attached and incorporated herein by reference.

## **SECTION V**

If the approval for this zoning map amendment shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

## **SECTION VI**

This Ordinance shall be published by posting on the City’s internet website.

PASSED AND APPROVED ON FIRST READING THIS 25<sup>th</sup> DAY OF FEBRUARY 2025.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED  
THIS 11<sup>th</sup> DAY OF MARCH, 2025.

**APPROVED:**

/s/ Julie M. Aubuchon  
Julie M. Aubuchon, Mayor

**ATTEST:**

/s/ Melissa Kramer  
Melissa Kramer, City Clerk