



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

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, March 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 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; Jeremiah Rice, Code Enforcement Officer; Chris Miller, Assistant Fire/EMS Chief; and Patrick Cottingham, Police Officer.

In the audience: Charlene Osborne, continued case; Lee Cahill, continued case; Dennis Helmer, attorney, continued case; Oscar Frye; continued case; and Thomas Judd, observer.

**APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the February 5, 2025 meeting of the Code Enforcement Board. Board Member Sharp motioned to accept the minutes as read with a second from Board Member Howard. Board Member Spille was absent from the February 5, 2025 meeting and abstained from the vote. **Motion carried by unanimous vote.**

**SWEARING IN:**

The Code Enforcement Officers were sworn in by Chairman Johnson.

**SUBPOENAED CASES (1):**

**Case # 2021-5-OC  
7205 Houston Road**

**City of Florence vs. Correa Family, LLC  
Citation # 21-614 (1-32)/ 23-421 (1-5)**

Officer Macaluso presented the case as follows: Officer Macaluso stated all documents were completed and all fees were paid to the finance department, including all citations and city expenses. Property was in compliance. Case was closed.

**CONTESTED CASES (0) None**

**PARKING CASES: (7)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-8-TL	Craig Feters	Clark/Tee	16
2025-9-TL	Craig Feters	Clark/Tee	17
2025-10-TL	Craig Feters	Clark/Tee	18
2025-11-CB	Jeremi Johnson	2215 Bourbon Street	3125
2025-13-CB	Jeremi Johnson	2215 Bourbon Street	4081
2025-14-KW	Prickel Electric LLC	22 Achates Ave	4176
2025-15-CB	Christopher Maynard	1664 Trace Drive	4601

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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: (26)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-16-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-11
2025-17-OC	CIVFI-KY1B01 & KY1B02 LLC	7107-7115 Industrial Road	21-2823-23
2025-18-OC	Correa Family LLC	7205 Houston Road	21-614-32
2025-19-OC	Matsuya Japanese Rest.	7137-7149 Manderlay Drive	22-1478-17
2025-20-OC	FX Florence Road LLC	6985 Houston Road	22-58-18
2025-21-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-12
2025-22-OC	Staples The Office Superstore	7659-7747 Mall Road	22-1479-15
2025-23-OC	Rent-A-Center #01503	7830-7850 US 42 Hwy	23-1451-5
2025-24-OC	Harvey D. Cohen Trust	7688 Mall Road	24-545-5
2025-25-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-13
2025-26-OC	Jimmy John's (312565)	8747 US 42 Hwy	22-1517-14
2025-27-OC	Denigan I LLC	7222 Isaac Lane	22-1557-7
2025-28-OC	Raymond E. Orfaly Revocable Trust	8228 US 42 Hwy	23-161-12
2025-29-OC	PS Partners III LTD Florence	7551 Industrial Road	23-192-12
2025-30-OC	Schmidt Flooring	6700-6704 Dixie Hwy	23-1996-6
2025-31-OC	Tacos Joven #322747	7101-7107 Dixie Hwy	24-1563-2
2025-32-OC	Healthy Adult Day Healthcare LLC	7705 US 42 Hwy	24-1619-3
2025-33-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-14
2025-34-OC	Houston Glenway	6825 Houston Road	24-1803-3
2025-35-OC	QP Holdings II, LLC	8030 Mall Road	24-1830-2
2025-36-OC	Danie's Pet Care 24 LLC	1806 Hamilton Court	24-1952-1
2025-37-OC	Christopher L. & Robin L. Cousin	1655 Trace Drive	24-1953-1
2025-38-OC	Home Team Barbershop	7107-7129 Turfway Road	25-17-1
2025-39-OC	Lupes Fashion	7107-7129 Turfway Road	25-19-1
2025-40-OC	Conception Grocery	7107-7129 Turfway Road	25-20-1
2025-41-OC	IMW Consulting PLLC	5 Lakeshore Drive	24-1946-1

Code Enforcement Officer Macaluso requested Case # 2025-37-OC, Citation # 24-1953-1 issued to Christopher & Robin Cousin at 1655 Trace Drive be dismissed. Board Member Rowland made a motion to dismiss the citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**FIRE PREVENTION CASES: (0)**

**CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (11)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-14-NU	Turfway Baceline LLC	7102-7120A Turfway Road	24-943-9
2025-15-ZG	Charlotte Marie Moore	7 Beverly Place	24-1728-5
2025-16-NU	Turfway Baceline LLC	7102-7120A Turfway Road	24-943-14
2025-17-ZG	Peak One Holdings LLC	7708 Dixie Hwy	25-80-1
2025-18-PM/NU	Kathy & Cliff Messer	38 Russell Street	24-1540-5
2025-19-ZG	Charlotte Marie Moore	7 Beverly Place	24-1728-9
2025-21-WS	Trellises Apartments II LLC	996 Trellises Drive	25-311-1

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2025-22-NU	Glenn Allen & April R Curry	8593 Winthrop Circle	25-65-1
2025-23-ZG	Peak One Holdings LLC	7708 Dixie Hwy	25-80-2
2025-24-ZG	Heilian Pong	6420 Dixie Hwy	24-1898-1
2025-25-ZG	Heilian Pong	6420 Dixie Hwy	24-1898-3

**PAID/RESOLVED CASES: (2)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-12-HB	Mark Reis	7257 Turfway Road	3631
2025-20-NU/PM	JMS Holdings LLC	7505 Dixie Hwy	25-145-1

**CONTINUED CASES (6):**

**Continued Case # 2023-319-ZG**  
**7544 Burlington Pike**  
**Represented by: Lee Cahill**

**City of Florence vs. Marshall Land Management**  
**Citation # 22-974-1**

Officer Carpenter presented the case as follows: Officer Carpenter stated the landscaping on the property was broken down into five phases. Phases one through four were completed and phase five was partially completed.

Lee Cahill appeared on behalf of Marshall Land Management and stated phase five was scheduled to be completed on April 28. Mr. Cahill requested a sixty (60) day continuance to bring the property into compliance.

Board Member Howard made a motion to continue the case for sixty (60) days. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

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

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

Officer Rice presented the case on behalf of Officer Corpus. Officer Rice inspected the property and observed no change. Property was not in compliance.

Attorney Dennis Helmer appeared on behalf of Eighteen Limited and requested an additional sixty (60) to ninety (90) days. He stated his contractor was waiting for better weather to complete the repairs on the property.

Board Member Spille inquired of Mr. Helmer why the work that was not dependent on weather had not been started.

Attorney Helmer stated that the work had not begun due to scheduling issues with his contractor.

Board Member Howard made a motion to continue the case for ninety (90) days. 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: Property was in compliance. There was a city expense of \$870.00 owed.

Oscar Frye IV appeared before the board and requested the board to dismiss the citations.

Board Member Sharp made a motion to dismiss the citations but uphold the city expense in the amount of \$870.00. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

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**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 work was being completed on the property but was placed on hold due to the weather. He requested a thirty (30) day continuance.

Board Member Rowland made a motion to continue the case thirty (30) days. 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 was in compliance. Officer Macaluso requested the citations be dismissed.

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

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

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

Police Officer Cottingham presented the case as follows: Officer Cottingham stated Ms. Osborne had parked her vehicle in a no parking zone and a parking citation was issued by Police Officer Boone.

Charlene Osborne appeared before the board and explained that her neighbors had parked in her assigned parking space. Additionally, Ms. Osborne stated that she parked her vehicle in a no-parking zone because no other parking spaces were available, despite being previously warned by police officers about parking in such an area.

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

**OTHER:**

On behalf of Officer Corpus, Officer Macaluso requested a subpoena for Charlotte Marie Moore at 7 Beverly Place. Officer Macaluso explained numerous citations were issued for an unlicensed/disabled vehicle on the property and Officer Corpus has had no contact with the property owner.

Board Member Spille made a motion to issue a subpoena to Charlotte Marie Moore. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

**ATTORNEY'S REPORT:**

Attorney Nienaber explained a lawsuit was filed by Attorney Alex Edmondson on behalf of Advanced Construction Services on January 21 and he had reached out multiple times to Attorney Edmondson with no response.

Attorney Nienaber stated he filed a motion to dismiss the case or to set a hearing date on February 18 and the motion was set for a hearing on March 26. He still has had no contact with Attorney Edmondson.

Officer Macaluso stated the property was not in compliance during the last inspection.

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**ADJOURNMENT:**

Chairman Johnson reminded the Board the next meeting will be held on April 2, 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 10:25 a.m.

ATTEST:

  
Melissa Kramer, Secretary

APPROVED:

  
Jim Johnson, Chairman

