



CODE ENFORCEMENT BOARD MINUTES: WEDNESDAY, APRIL 2, 2025

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, April 2, 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; Randy Corpus, Code Enforcement Officer; Jeremiah Rice, Code Enforcement Officer; Randy Childress, Fire Marshal; Gabrielle Palazzo, Animal Control Officer; and Patrick Cottingham, Police Officer.

In the audience: Charlotte Marie Moore, contested case; Adam Jones, contested case; Maria Nixon, contested case; Rick Redden, contested case; Sandi Gray, contested case; Eric Rodriguez, contested case; Abby Hightchew Hatmaker, contested case; and Thomas Judd, observer.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the March 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. **Motion carried by unanimous vote.**

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

SUBPOENAED CASES (1):

**Case # 2024-813-ZG
7 Beverly Place**

**City of Florence vs. Charlotte Marie Moore
Citation # 23-1425 (1-7)/ 24-1728 (1-9)**

Officer Corpus presented the case as follows. There were two separate cases on this property due to the property owner changing. Case # 23-1425 was opened by Officer Carpenter on 7/23/23. Inspection completed, Officer Carpenter observed unlicensed/disabled vehicle in driveway, courtesy notice sent. Seven citations were issued between December 2023 and May 2024 in the amount of \$1,750.00, with a city expense of \$184.00. A total of \$1,934.00 is currently owed on this case. Case was closed due to the property owner changing.

Case # 24-1728 was opened by Officer Corpus on 9/25/24. Inspection completed, observed unlicensed/disabled vehicle in driveway, issued courtesy notice. Nine citations were issued between October 2023 and February 2025. Nine citations were issued in the amount of \$2,300.00 with a city expense of \$414.00. A total of \$2,714.00 is owed on this case. Property is not in compliance.

Charlotte Marie Moore appeared before the board. Ms. Moore stated the vehicle belonged to her son and he was in the process of rebuilding the vehicle. Ms. Moore stated she requested her son place air in the tires, but he did not comply with her request. Ms. Moore stated he was trying to find a different place to store the vehicle until repairs were completed.

Board Member Howard inquired as to what repairs need to be completed to bring the vehicle into compliance.

Officer Carpenter stated the truck would need valid tags and air in the tires for the vehicle to be brought into compliance.

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Chairman Johnson inquired as to what repairs were being completed on the vehicle. Ms. Moore stated the engine and transmission were being rebuilt.

Ms. Moore stated the vehicle did not run and that was why the tags on the vehicle were expired. Police Officer Cottingham stated the Boone County Sheriff's Office would complete the inspection at the residence for a small fee if the vehicle could not be moved. Additional discussion was held with regard to the vehicle registration.

Officer Corpus reiterated that the tires would need air as well as valid in order for the property to be brought into compliance. Additional discussion was held with regard to the tires on the vehicle.

Board Member Howard made a motion to continue the case for thirty (30) days. Board Member Spille followed with a second. **Board Member Spille, Board Member Sharp, and Board Member Howard voted in favor with a nay from Board Member Rowland. Motion passed 3-1 by majority vote.**

CONTESTED CASES (8):

**Contested Case # 2025-26-CO
7600 Burlington Pike
Contested by: Adam Jones**

**City of Florence vs. PCW Cinci 1 RE LLC
Citation # 25-387 (1-2)**

Officer Rice presented the case as follows: Inspection completed on 2/26/25, observed dumpster that did not belong to Rumpke. Officer Rice issued a citation with no courtesy notice due to prior case in July 2023 for same violation. Officer Rice spoke with Chris, the General Contractor and he refused to remove the dumpster and replace it with a Rumpke dumpster. Two citations were issued in the amount of \$200.00. No city expenses were incurred. Property is not in compliance.

Adam Jones appeared on behalf of PCW Cinci 1 RE LLC. Mr. Jones stated a Rumpke dumpster was on the property but once it was filled Rumpke refused to empty the dumpster. Mr. Jones stated they were forced to obtain a dumpster from a different company to ensure the work on the property could continue.

Chairman Johnson asked Mr. Jones if he informed the city a dumpster from an alternate company would be needed due to Rumpke's refusal to remove the dumpster. Mr. Jones stated that Officer Rice was on site when the dumpster was discussed with a representative of Rumpke.

Chairman Johnson stated Florence had a Franchise Agreement with Rumpke which stated only Rumpke dumpsters were permitted to be used within Florence city limits and reminded Mr. Jones that he was informed of this the last time he appeared before the board for the same violation.

Mr. Jones stated he was aware of the agreement but needed to keep construction going and felt his only option was to obtain a dumpster from a company other than Rumpke.

Board Member Spille stated that Rumpke dumpsters were required within the City of Florence and the issue needed to be discussed and resolved with Rumpke not by obtaining a dumpster from a different company. Mr. Jones stated that a Rumpke supervisor and Officer Rice visited the site due to the dumpster issue and a solution could not be reached.

Officer Rice stated that he spoke with two Rumpke supervisors. One stated that a more experienced driver needed to remove the dumpster due to new curbs being installed and a second supervisor stated the scaffolding was too close to the dumpster and needed to be moved before the dumpster could be removed from the site. The General Contractor, Chris, was informed of this and refused to move the scaffolding to allow the dumpster to be removed or moved to a different location on the site.

Board Member Spille stated he was in construction and has had to work with Rumpke regarding different issues with their dumpsters and that it was just a part of doing business in Florence. Mr. Jones stated he created a solution to a problem to ensure construction continued.

Chairman Johnson stated that if fines continue due to the dumpster the fees would go up and would not lower. Mr. Jones stated he did not care about the fines. His only concern was completing the construction on the site.

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Officer Rice suggested placing a dumpster in a spot at the site that Rumpke could access until construction was complete.

Board Member Rowland inquired if the dumpster was still at the property. Officer Rice confirmed the dumpster was still at the property.

Board Member Howard made a motion to uphold the citations. Motion died due to lack of second.

Board Member Spille made a motion to continue the case to the May meeting and if the dumpster was removed or switched to a Rumpke dumpster the citations be dismissed. Board Member Sharp followed with a second. Chairman Johnson requested a Roll Call Vote. Board Member Sharp, yes; Board Member Spille, yes; Board Member Rowland, yes; Board Member Howard, no. **Roll call recognized three yes votes and one no vote. Motion passes 3-1 by majority vote.**

Contested Case # 2025-38-OC
7107-7129 Turfway Road
Contested by: Santee Sok

City of Florence vs. Home Team Barbershop
Citation # 25-17 (1-3)

Officer Rice presented the case as follows: Case was for an occupational license violation. No one appeared on behalf of Home Team Barbershop. Officer Rice stated the occupational license was in compliance.

Board Member Howard inquired if there were any city expenses. Officer Rice stated there were no city expenses.

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

Contested Case # 2025-80-OC
71-75 Cavalier Blvd.
Contested by: Maria Nixon

City of Florence vs. The Ella Wade Beauty Studio
Citation # 25-100 (1-2)

Officer Rice presented the case as follows: Case was for an occupational license violation. Two citations were issued in the amount of \$200.00. No city expenses were incurred. Occupational license was not in compliance.

Maria Nixon appeared on behalf of The Ella Wade Beauty Studio. Ms. Nixon stated she had a copy of her occupational license and provided a copy of her paperwork to the Code Enforcement Officers. Officer Macaluso informed Ms. Nixon the document she provided was a copy of the Occupational License application and not the occupational license. Ms. Nixon stated the only other paperwork she received was a letter from the Finance Department requesting a copy of her cosmetology license which was provided the next day.

Officer Rice requested a thirty-day continuance to allow time for the Finance Department to process the Occupational License Application.

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

Contested Case # 2025-57-OC
71-75 Cavalier Blvd.
Contested by: Rick Redden

City of Florence vs. Walden Transfer
Citation # 25-60 (1-4)

Officer Rice presented the case as follows: Case was for an occupational license violation. Four citations were issued in the amount of \$800.00. No city expenses were incurred. Occupational license was not in compliance.

Rick Redden appeared on behalf of Walden Transfer. Mr. Redden stated he was a truck driver and did not receive any of the citations until the third offense. Mr. Redden stated he had submitted an application for the occupational license.

Officer Rice requested a thirty-day continuance to allow time for the Finance Department to process the Occupational License Application.

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

Contested Case # 2023-342-OC

8104 US 42

Contested by: Sandi Gray

City of Florence vs. Slate Ridge Holdings

Citation # 23-343 (1-18)

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Eighteen (18) citations were issued in the amount of \$5,000.00 with a city expense in the amount of \$322.00. A total of \$5,322.00 is currently owed. Occupational license was in compliance.

Sandi Gray appeared on behalf of Slate Ridge Holdings.

Board Member Howard made a motion to dismiss the citations but uphold the city expense in the amount of \$322.00. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Contested Case # 2025-71-OC

71-75 Cavalier Blvd.

Contested by: Eric Rodriguez

City of Florence vs. Air Crew Transport, Inc.

Citation # 25-72 (1-3)

Officer Rice presented the case as follows: Case was for an occupational license violation. Three (3) citations were issued in the amount of \$500.00. No city expenses were incurred. Occupational license was in compliance.

Eric Rodriguez appeared on behalf of Air Crew Transport, Inc.

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

Contested Case # 2024-418-NU

127 Lloyd Ave.

Contested by: Abby Hightchew Hatmaker

City of Florence vs. William Merritt

Citation # 24-796 (1-2)/ 24-1141 (1-3)

Officer Macaluso presented the case as follows: Case was for high weeds and grass and landscaping conditions. Five (5) citations were issued in the amount of \$1,200 with a city expense in the amount of \$369.00. Payments were made in the amount of \$600.00. A total of \$969.00 is currently owed. Property was in compliance.

Abby Hightchew Hatmaker appeared on behalf of William Merritt.

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

Contested Case # 2025-6-ZG

6420 Dixie Highway

Contested by: Abdel Raouf & Juliette Allataifeh

City of Florence vs. Pong Heilian

Citation # 24-1898 (1-3)

Officer Corpus presented the case as follows: Case was for the color of the building. Officer Corpus stated he spoke with the tenants regarding the building color. He stated there was an initial language barrier that caused some confusion as to what needed to happen to bring the property into compliance. Officer Corpus was able to have an employee at the restaurant translate for the Mr. & Mrs. Allataifeh regarding the building color issue. He referred them to the Boone County Planning Commission to request an allowance for the building color or choose an acceptable color.

Officer Corpus requested a thirty-day continuance to allow them time to bring the property into compliance.

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

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RECOMMENDATION DISCUSSION AND ACTION (1):

Foreclosure Case # 001-2025
37 Goodridge Drive

City of Florence vs. Burr Travis III
Citation # 23-1079 (1-21)/ 23-1487 (1-56)/ 24-845 (1-26)

Community Services Superintendent, Jeremy Kleier (CSS Kleier), presented the case as follows: Case was opened in May 2023 with over 100 citations being issued in the amount of \$35,000.00 and a city expense of \$4,688.00. A total amount of \$39,688.00 is currently owed.

CSS Kleier stated Code Enforcement Officers have attempted to work with the property owner to bring the property into compliance. City contractors have attempted to clean the property and were threatened by the property owner. Katie James, Human Services Administrator, had a volunteer from Crossroads Church clean the property and the next day the property owner threw additional trash and debris in the yard.

CSS Kleier stated the city has received numerous complaints regarding the property with no response from the property owner. The Code Enforcement Board issued a Subpoena to the property owner to appear before the Board and he did not appear.

CSS Kleier stated Officer Macaluso had previously contacted the property owner's parents who have assisted with bringing the property into compliance. However, the parents were unable to assist bringing the property into compliance.

Chairman Johnson requested confirmation that the board would need to make a motion to send a recommendation to City Council for a foreclosure hearing.

Attorney Nienaber confirmed that the board would need to make a motion to adopt CSS Kleier's report and send the recommendation to council.

Board Member Spille motioned to adopt CSS Kleier's report and forward the case to city council. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (2)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-16-LT	Bernardo De La Cruz	Valley Circle Drive	2957
2025-17-TP	Devon Goins	19 Miriam Drive	3277

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: (1)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-1-AC	Brian Harrison	8593 Winthrop Circle	AC-2025-1

No one appeared to contest the stated animal control violation. Board Member Sharp motioned to uphold the animal control citation. Board Member Howard followed with a second. **Motion was carried by unanimous vote.**

OCCUPATIONAL LICENSE CASES: (100)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-42-OC	Piada Italian Street Food	7659-7747 Mall Road	22-1518-15
2025-43-OC	Grammas Pizza	8449-8459 US 42 Hwy	23-1459-12
2025-44-OC	Ambleside Properties LLC	4512 Dixie Hwy	23-187-10
2025-46-OC	Bourbon State Fence	71-75 Cavalier Blvd	25-42-1
2025-50-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd	25-48-1
2025-51-OC	Kristina Ashley	71-75 Cavalier Blvd	25-51-1

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2025-52-OC	Cutler Real Estate	71-75 Cavalier Blvd	25-53-1
2025-53-OC	J and J Auto LLC	71-75 Cavalier Blvd	25-54-1
2025-54-OC	Optima Counseling PLLC	71-75 Cavalier Blvd	25-55-1
2025-55-OC	Edward Turner	71-75 Cavalier Blvd	25-56-1
2025-57-OC	Walden Transfer	71-75 Cavalier Blvd	25-60-1
2025-59-OC	Slate Ridge Holdings LLC	8104 US 42 Hwy	23-343-18
2025-60-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-15
2025-61-OC	Home Team Barbershop	7107-7129 Turfway Road	25-17-2
2025-62-OC	Lupes Fashion	7107-7129 Turfway Road	25-19-2
2025-63-OC	Concepcion Grocery	7107-7129 Turfway Road	25-20-2
2025-65-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-1
2025-66-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-1
2025-67-OC	Magnificent Childcare Center	7503 Industrial Road	25-344-1
2025-71-OC	Air Crew Transport, Inc.	71-75 Cavalier Blvd	25-72-1
2025-72-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-1
2025-73-OC	Overage Market	2028-2164 Mall Circle Road	25-79-1
2025-74-OC	Bengles Tots 24-7 Learning	8045-8133 Connector Drive	22-16-7
2025-75-OC	Surveying and Mapping	71-75 Cavalier Blvd	25-82-1
2025-76-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-1
2025-78-OC	Revival Center Church	71-75 Cavalier Blvd	25-86-1
2025-79-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-1
2025-80-OC	The Ella Wade Beauty Studio	71-75 Cavalier Blvd	25-100-1
2025-81-OC	NKY Elite Real Estate	71-75 Cavalier Blvd	25-101-1
2025-83-OC	Jayma Begley	71-75 Cavalier Blvd	25-58-2
2025-84-OC	Walden Transfer	71-75 Cavalier Blvd	25-60-2
2025-86-OC	RFP HRG LLC DBA Rapid Fire Pizza	7541-7563 Mall Road	23-2450-4
2025-88-OC	Milan Laser Hair Removal	7840 Connector Drive	24-824-5
2025-89-OC	Matsuya Japanese Rest.	7137-7149 Manderlay Drive	22-1478-18
2025-90-OC	FX Florence Road LLC	6985 Houston Road	22-58-19
2025-91-OC	La Torta Loca II Inc, DBA La Torta Loca	8645 Haines Drive	23-2451-6
2025-92-OC	Home Team Barbershop	7107-7129 Turfway Road	25-17-3
2025-95-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-2
2025-96-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-2
2025-97-OC	Monitoring Control & Compliance	71-75 Cavalier Blvd	25-67-2
2025-98-OC	TEEK Legacy Financial	71-75 Cavalier Blvd	25-68-2
2025-99-OC	A&J Services LLC	71-75 Cavalier Blvd	25-69-2
2025-100-OC	Air Crew Transport, Inc.	71-75 Cavalier Blvd	25-72-2
2025-101-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-2
2025-102-OC	Overage Market	2028-2164 Mall Circle Road	25-79-2
2025-103-OC	Surveying and Mapping	71-75 Cavalier Blvd	25-82-2
2025-104-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-2
2025-106-OC	Revival Center Church	71-75 Cavalier Blvd	25-86-2
2025-107-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-2
2025-108-OC	The Ella Wade Beauty Studio	71-75 Cavalier Blvd	25-100-2
2025-109-OC	NKY Elite Real Estate	71-75 Cavalier Blvd	25-101-2
2025-110-OC	GT Enterprise, LLC	8780 US 42 Hwy	25-141-1
2025-111-OC	Walden Transfer	71-75 Cavalier Blvd	25-60-3
2025-112-OC	GameStop	4951-4997 Houston Road	25-115-1
2025-113-OC	Burlington Coat Factory	7659-7747 Mall Road	25-139-1
2025-114-OC	Florence Wellness, PLLC DBA The Joint	7659-7747 Mall Road	25-156-1

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2025-115-OC	Eagle Commercial Lending LLC	7791 Dixie Hwy	25-159-1
2025-116-OC	Eshanya Hotels LLC	7928 Dream Street	25-161-1
2025-117-OC	Remke's Market	6920 Burlington Pike	25-173-1
2025-118-OC	7300 Woodspoint Drive Realty LLC	7300 Woodspoint Drive	25-174-1
2025-120-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-3
2025-121-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-3
2025-122-OC	Macy's Home Store	4000 Mall Circle Road	25-183-1
2025-123-OC	BND Properties VIII LLC	8420 US 42 Hwy	25-187-1
2025-124-OC	Hometowne Studios	7810 Commerce Drive	25-206-1
2025-125-OC	Monitoring Control & Compliance	71-75 Cavalier Blvd	25-67-3
2025-126-OC	Air Crew Transport, Inc.	71-75 Cavalier Blvd	25-72-3
2025-127-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-3
2025-128-OC	Overage Market	2028-2164 Mall Circle Road	25-79-3
2025-129-OC	Staples The Office Superstore	7659-7747 Mall Road	22-1479-16
2025-130-OC	Herma Holdings SC Inc.	100 Meijer Drive	23-134-14
2025-131-OC	PRZ F1, KY LLC	8559 US 42	25-195-1
2025-132-OC	Florence Houston LLC	1030-1060 Hansel Ave	25-214-1
2025-133-OC	Harras LLC	95 Meijer Drive	25-220-1
2025-134-OC	HS Land Company LLC	6785 Houston Road	25-233-1
2025-135-OC	Surveying and Mapping	71-75 Cavalier Blvd	25-82-3
2025-136-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-3
2025-137-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-3
2025-138-OC	NKY Elite Real Estate	71-75 Cavalier Blvd	25-101-3
2025-139-OC	Magnolia Gateway Limited Partnership	6617 Dixie Highway	25-244-1
2025-140-OC	Grammas Capital Group Alpha Retail	8449-8459 US 42 Hwy	25-255-1
2025-141-OC	FCPT Holding LLC	7844 Mall Road	25-266-1
2025-143-OC	Walden Transfer	71-75 Cavalier Blvd	25-60-4
2025-144-OC	DRB PT Florence LLC	4931 Houston Road	25-303-1
2025-145-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-4
2025-146-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-4
2025-147-OC	Gamestop	4951-4997 Houston Road	25-115-2
2025-148-OC	Remke's Market	6920 Burlington Pike	25-173-2
2025-149-OC	7300 Woodspoint Drive Realty LLC	7300 Woodspoint Drive	25-174-2
2025-150-OC	John & Vivian Kappas	8309 US 42 Hwy	25-319-1
2025-151-OC	Buckman Holdings LLC	7281 Burlington Pike	25-325-1
2025-152-OC	ARC CafeUSA0001 LLC	7912 Dream Street	25-326-1
2025-153-OC	Monitoring Control & Compliance	71-75 Cavalier Blvd	25-67-4
2025-154-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-4
2025-155-OC	Overage Market	2028-2164 Mall Circle Road	25-79-4
2025-156-OC	A Debt Coach Credit Counseling	71-75 Cavalier Blvd	25-85-3
2025-157-OC	Golden Age Properties LLC	212 Main Street	25-306-1
2025-158-OC	Surveying and Mapping	71-75 Cavalier Blvd	25-82-4
2025-159-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-4
2025-160-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-4

FIRE PREVENTION CASES: (0)

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (13)

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2025-26-CO	PCW Cinci 1 RE LLC	7600 Burlington Pike	25-387-1
2025-27-CO	PCW Cinci 1 RE LLC	7600 Burlington Pike	25-387-2
2025-29-NU	Travis Burr III	37 Goodridge Drive	23-1487-55
2025-30-NU	Travis Burr III	37 Goodridge Drive	24-845-25
2025-31-NU/PM/ZG	Vincent, Brenda & Raymond Burns	26 Julia Avenue	22-663-47
2025-33-ZG	DMG Rentals 4, LLC	734-789 Alexandras Avenue	24-2002-1
2025-34-NU	National Retail Properties LP	7908 Dream Street	25-431-1
2025-35-NU	Travis Burr III	37 Goodridge Drive	23-1487-56
2025-36-NU	Travis Burr III	37 Goodridge Drive	24-845-26
2025-37-WS	JAG Properties II LLC	6580 Louise Court	25-520-1
2025-38-NU	National Retail Properties LP	7908 Dream Street	25-431-2
2025-39-PM/ZG	PLLW LLC	7437 Burlington Pike	25-111-2
2025-40-NU/ZG	SVC HYB Lease Pool 3 LLC	7777 Burlington Pike	25-504-1

PAID/RESOLVED (22):

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-18-CB	Dillan Jansen	228 Hope Trace	4602
2025-42-OC	JSW Counseling LLC	71-75 Cavalier Blvd	25-38-1
2025-44-OC	Greenix	71-75 Cavalier Blvd	25-43-1
2025-45-OC	Bath Pro, LLC	71-75 Cavalier Blvd	25-45-1
2025-46-OC	Begin to Blossom	71-75 Cavalier Blvd	25-46-1
2025-53-OC	Jayma Begley	71-75 Cavalier Blvd	25-58-1
2025-57-OC	Christina M. Griffith	8400-8414 US 42 Hwy	23-264-11
2025-59-OC	Don Bollman	71-75 Cavalier Blvd	25-61-1
2025-66-OC	Monitoring Control & Compliance	71-75 Cavalier Blvd	25-67-1
2025-67-OC	TEEK Legacy Financial	71-75 Cavalier Blvd	25-68-1
2025-68-OC	A&J Services LLC	71-75 Cavalier Blvd	25-69-1
2025-75-OC	A Debt Coach Credit Counseling	71-75 Cavalier Blvd	25-85-1
2025-83-OC	Beauty Room	71-75 Cavalier Blvd	25-103-1
2025-84-OC	Karia Torres El Spot Borinqueno	35-43 Banklick Street	24-1955-1
2025-87-OC	Commonwealth Dental PSC, Robert Foot Jr. DMD	7348 US 42 Hwy	20-314-6
2025-88-OC	Don Bollman	71-75 Cavalier Blvd	25-61-2
2025-93-OC	Texas Roadhouse	4953 Houston Road	25-430-1
2025-104-OC	A Debt Coach Credit Counseling	71-75 Cavalier Blvd	25-85-2
2025-117-OC	Texas Roadhouse	4953 Houston Road	25-430-2
2025-134-OC	Nola Properties LLC	6901 Burlington Pike	25-268-1
2025-28-NU/PM/ZG/SW	PLLW LLC	7437 Burlington Pike	25-111-1
2025-32-ZG	James L. & Joyce Anderson	12 Kennedy Court	25-370-1

CONTINUED CASES (2):

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 (1-6)

Officer Macaluso presented the case as follows: No one appeared on behalf of La Torta Loca II Inc, DBA Torta Loca. Occupational license was not in compliance.

Board Member Spille made a motion to uphold the citations. Board Member Sharp 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 he had been working with the property owner and requested the citations be dismissed due to the property being in compliance.

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

ATTORNEY'S REPORT:

Attorney Nienaber stated he attended the status hearing for the 132 Honeysuckle Drive suit and the case was permitted to proceed. Attorney Edmondson stated he wished to engage in discovery which could include taking depositions for some of the parties.

Board Member Howard requested an update on the lawsuit filed by Attorney Wessels regarding the property located at 8527-8529 US 42. Attorney Nienaber stated he was unable to represent the Code Enforcement Board on the case. He stated the board was represented by Adam Stepner. He had received confirmation that an answer had been filed by Attorney Stepner and they were waiting on Attorney Wessels to proceed with the case.

Officer Carpenter requested a status update on the foreclosure on 26 Julia Ave. Attorney Nienaber stated he needed to file a motion to set the case for trial.

ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on May 7, 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 Spille. **Motion passed with unanimous approval of the Board**, the time being 10:45 a.m.

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, Secretary

APPROVED:

/s/ Jim Johnson
Jim Johnson, Chairman

