



## **CODE ENFORCEMENT BOARD MINUTES: WEDNESDAY, MAY 7, 2025**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, May 7, 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; and Patrick Cottingham, Police Officer.

In the audience: Karina Presti, contested case; James Elliott, contested case; Dorothy Rettay, contested case; Charlotte Moore, continued case; Adam Jones, continued case; Maria Nixon, continued case; and Thomas Judd, observer.

### **APPROVAL OF MINUTES:**

Chairman Johnson called for a motion to approve the minutes of the April 2, 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.**

### **ELECTION OF CODE ENFORCEMENT CHAIRMAN AND VICE CHAIRMAN:**

City Attorney Thomas Nienaber opened the floor for nominations to fill the 2025-2026 office of Chairman of the Code Board. Motion was made by Board Member Rowland to nominate Jim Johnson as Chairman followed by a second from Board Member Sharp. **Motion carried by unanimous vote.**

City Attorney Thomas Nienaber then opened the floor for nominations to fill the Vice Chairman position. Motion was made by Board Member Rowland to nominate Lance Howard followed by a second from Board Member Sharp. **Motion carried by unanimous vote.**

### **SWEARING IN:**

The Code Enforcement Officers were sworn in by Chairman Johnson.

### **CONTESTED CASES (3):**

**Contested Case # 2024-610-OC**  
**8645 Haines Drive**  
**Contested 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: Case was previously heard by the Code Enforcement Board. Citations were upheld at the April meeting because no one appeared on behalf of La Torta Loca. Officer Macaluso stated six citations were issued in the amount of \$1,400. One payment was made in the amount of \$200. No city expenses were incurred. A total of \$1,200 is currently owed. The occupational license is not in compliance.

Karina Presti appeared on behalf of La Torta Loca II Inc. She stated that she forgot about the meeting last month and apologized for not appearing. She stated that her accountant was unable to attend the meeting but assured her that all paperwork had been submitted and the only thing left was to pay the payroll taxes and penalties. She was informed by the Finance Department that one of the fines was approximately \$15,000 and that she would be unable to obtain a payment plan for the taxes until the code enforcement citations were either paid or dismissed.

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Board Member Spille made a motion to continue the case for thirty days to allow time to bring the occupational license into compliance. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2025-75-OC**  
**71-75 Cavalier Blvd.**  
**Contested by: James Elliott**

**City of Florence vs. Surveying & Mapping, LLC**  
**Citation # 25-82 (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. No city expenses were incurred. The occupational license was not in compliance. The Finance Department had not received the 2025 Extension Request Form and a copy of the 2025 Federal Extension.

James Elliott appeared on behalf of Surveying & Mapping, LLC. He stated that the company had a controller for the East Coast Region, Joseph Lochner, who had been in contact with the Finance Department. Mr. Elliott requested an email confirming the documentation that was required to bring the occupational license into compliance to share with Mr. Lochner.

Chairman Johnson stated Officer Rice provided a list of the required documentation and requested Officer Rice to repeat the list of required documents. Officer Rice stated that he had received an email this morning from Mr. Lochner regarding additional documentation that was sent to the Finance Department.

Board Member Spille made a motion to continue the case for thirty days to allow time to bring the occupational license into compliance. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Mr. Elliott requested information as to how the business was supposed to keep their books together at the end of the fiscal year while staying in compliance with the occupational license. Chairman Johnson suggested reaching out to the Code Enforcement Officers regarding that issue and that the board could only address citations that had been issued.

**Contested Case # 2022-521-OC**  
**8121 US 42**  
**Contested by: Dorothy Rettay**

**City of Florence vs. Vincent Rettay**  
**Citation # 22-1767 (1-4)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Four citations were issued in the amount of \$800. No city expenses were incurred. Occupational license is in compliance.

Dorothy Rettay appeared on behalf of Vincent Rettay.

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

## **PARKING CASES: (3)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-18-JS	Deron Goins	12 Miriam Drive	3227
2025-19-HB	Rafael Boscan	7 Bustetter	3633
2025-20-CA	Brian Holt	5 Cardinal Drive	3703

No one appeared to contest the stated parking violations. Board Member Spille 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: (84)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-162-OC	Store Master Funding V LLC	7269 Burlington Pike	25-364-1
2025-163-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-5
2025-164-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-5

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2025-165-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-5
2025-166-OC	A Debt Coach Credit Counseling	71-75 Cavalier Blvd	25-85-4
2025-167-OC	DRB PT Florence LLC	4931 Houston Road	25-303-2
2025-168-OC	Houston Lakes Retail Center LLC	73-87 Spiral Drive	25-355-1
2025-169-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-5
2025-170-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-5
2025-171-OC	Senior Helpers	71-75 Cavalier Blvd	25-41-2
2025-172-OC	Bourbon State Fence	71-75 Cavalier Blvd	25-42-2
2025-173-OC	Greenix	71-75 Cavalier Blvd	25-43-2
2025-174-OC	Bath Pro, LLC	71-75 Cavalier Blvd	25-45-2
2025-175-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd	25-48-2
2025-177-OC	Kristina Ashley	71-75 Cavalier Blvd	25-51-2
2025-179-OC	Cutler Real Estate	71-75 Cavalier Blvd	25-53-2
2025-180-OC	J and J Auto LLC	71-75 Cavalier Blvd	25-54-2
2025-181-OC	Allatrim LLC c/o Joseph Brown	8665 Haines Drive	22-1475-10
2025-183-OC	Piada Italian Street Food	7659-7747 Mall Road	22-1518-16
2025-184-OC	Denigan LLC	7222 Isaac Lane	22-1557-8
2025-185-OC	Jimmy John's (312565)	8747 US 42 Hwy	22-1517-15
2025-186-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-16
2025-187-OC	Store Master Funding V LLC	7269 Burlington Pike	25-364-2
2025-188-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-6
2025-189-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-6
2025-190-OC	DRB PT Florence LLC	4931 Houston Road	25-303-3
2025-191-OC	Vereit Inc.	390 Meijer Drive	25-418-1
2025-192-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-2
2025-193-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-6
2025-194-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-6
2025-195-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-6
2025-196-OC	Bengles Tots 24-7 Learning	8045-8133 Connector Drive	22-16-8
2025-198-OC	Happy Tobacco Inc.	8449-8459 US 42 Hwy	25-312-1
2025-202-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-7
2025-203-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-7
2025-204-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-7
2025-205-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-7
2025-206-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-7
2025-207-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-2
2025-208-OC	Magnolia Gateway Limited Partnership	6617 Dixie Hwy	25-244-4
2025-209-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-3
2025-210-OC	Raymond E. Orfaly Revocable Trust	8228 US 42 Hwy	23-161-13
2025-212-OC	Florence Kentucky Holdings LLC	8035 Action Blvd	25-428-1
2025-213-OC	First Kentucky Trust Company	8193 Mall Road	25-352-1
2025-214-OC	Union Running Co. USA	8544 US 42 Hwy	25-443-1
2025-216-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-8
2025-217-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-8
2025-218-OC	CG Medical Associates P.S.C.	7659-7747 Mall Road	25-494-1
2025-220-OC	SVC HYB Lease Pool 3 LLC	7777 Burlington Pike	25-346-1
2025-221-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-8
2025-222-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-8
2025-223-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-8
2025-224-OC	Florence Houston LLC	1030-1060 Hansel Avenue	25-214-2

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2025-226-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-3
2025-227-OC	Harras LLC	95 Meijer Drive	25-220-2
2025-228-OC	Herma Holdings SC Inc	100 Meijer Drive	23-134-15
2025-229-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-4
2025-230-OC	PRZ F1, KY LLC	8559 US 42 Hwy	25-195-2
2025-231-OC	PS Partners III LTD Florence-Public Storage Mgt	7551 Industrial Road	23-192-13
2025-232-OC	Sunrise North KY Inc.	8075 Steilen Drive	25-338-1
2025-233-OC	Celico Partnership DBA Verizon Wireless	7533 Mall Road	25-343-1
2025-234-OC	Heights Finance	13 Oblique Street	25-339-1
2025-235-OC	NKY Smiles LLC	7303 US 42 Hwy	25-334-1
2025-236-OC	8076 US Highway 42 LLC	8074-8078 US 42 Hwy	25-337-1
2025-237-OC	Schmidt Flooring	6700-6704 Dixie Hwy	23-1996-7
2025-238-OC	Jot India #323975	4951-4997 Houston Road	24-1586-3
2025-239-OC	RFP HRG LLC DBA Rapid Fire Pizza	7541-7563 Mall Road	23-2450-5
2025-240-OC	Ross Dress For Less Inc.	7601 Mall Road	25-313-1
2025-241-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-9
2025-242-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-9
2025-243-OC	OKI Furniture Fair Inc.	5015 Houston Road	25-256-1
2025-244-OC	Delbert K Perry	7525 Industrial Road	25-235-1

Officer Rice requested Case # 2025-141-OC, Citation # 25-266-1, Citation # 25-266-2, and Citation # 25-266-3 issued to FCTP Holding LLC at 7844 Mall Road be reopened and the citations be dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Rowland made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2025-109-OC, Citation # 25-101-1, Citation # 25-101-2, Citation # 25-101-3, and Citation # 25-101-4 issued to NKY Elite Real Estate at 71-75 Cavalier Blvd. be reopened and the citations be dismissed. Board Member Spille made a motion to reopen the case. Board Member Sharp followed with a second. **Motion carried by unanimous vote.** Board Member Rowland made a motion to dismiss the citations. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Macaluso requested Case # 2025-243-OC, Citation # 25-256-1 issued to OKI Furniture Fair, Inc. at 5015 Houston Road be dismissed. Board Member Howard 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: (12)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-45-NU/PM/ZG	National Retail Properties LP	6808 Burlington Pike	25-559-1
2025-46-NU	Ritu Kapoor	7928 Dream Street	25-512-1
2025-48-NU/PM/ZG	Vincent, Brenda & Raymond Burns	26 Julia Avenue	22-663-48
2025-49-NU	Vincent, Brenda & Raymond Burns	26 Julia Avenue	25-686-1
2025-50-ZG	Salcido Rental Properties LLC	252 Main Street	25-218-1
2025-51-PM	Chester M. Mutters	416 Foster Avenue	23-993-20

**PAID/RESOLVED CASES: (17)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-161-OC	Remke's Market	6920 Burlington Pike	25-173-3
2025-176-OC	Necco, Inc.	71-75 Cavalier Blvd	25-50-2

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2025-178-OC	Daniel Bush	71-75 Cavalier Blvd	25-52-2
2025-182-OC	IHOP	6885 Houston Road	23-1664-13
2025-197-OC	Anwar Family Living Trust	6725 Dixie Hwy	25-217-1
2025-199-OC	Miro LLC	6885 Houston Road	25-349-1
2025-200-OC	John K. King	7309 US 42 Hwy	25-409-1
2025-201-OC	Remke's Market	6920 Burlington Pike	25-173-4
2025-211-OC	Toll Road Properties LLC Archways	8530 US 42 Hwy	25-479-1
2025-215-OC	Eye Center of Louisville PSC	6905 Burlington Pike	25-493-1
2025-219-OC	Remke's Market	6920 Burlington Pike	25-173-5
2025-225-OC	Staples The Office Superstore	7659-7747 Mall Road	22-1479-17
2025-41-WS	Gingerbread Trust	6309-6311 Clark Street	25-563-1
2025-42-WS	Dale & Susan Evraets	201-205 Maranatha Court	25-562-1
2025-43-NU/ZG	SVC HYB Lease Pool 3 LLC	7777 Burlington Pike	25-504-2
2025-44-NU	Daniel Lee Gabbard	1419 Cayton Road	25-142-1
2025-47-ZG	Scott Benson	9 Glen Street	25-621-1
2025-48-NU	Frisch's Big Boy	6808 Burlington Pike	25-523-1

### **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: No one appeared on behalf of Marshall Land Management. Officer Carpenter stated that the property was almost in compliance and requested a thirty day continuance.

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

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

**City of Florence vs. Charlotte Marie Moore**  
**Citation # 23-1245 (1-7)/ 24-1728 (1-9)**

Officer Corpus presented the case as follows: Officer Corpus stated air had been placed in the tires and the vehicle was in compliance. He stated there was a city expense in the amount of \$598.

Charlotte Marie Moore appeared before the board.

Board Member Spille made a motion to dismiss the citations but uphold the city expense in the amount of \$598. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

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

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

Officer Rice presented the case as follows: Officer Rice stated the dumpster was removed from the property the day before the meeting. The property is in compliance.

Adam Jones appeared on behalf of PCW Cinci 1 RE LLC.

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

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**Continued Case # 2025-80-OC**  
**71-75 Cavalier Blvd.**  
**Represented by: Maria Nixon**

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

Officer Rice presented the case as follows: Officer Rice stated the occupational license is in compliance.

Maria Nixon appeared on behalf of The Ella Wade Beauty Studio.

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

**Continued Case # 2025-57-OC**  
**71-75 Cavalier Blvd.**  
**Represented by: Rick Redden**

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

Officer Rice presented the case as follows: No one appeared on behalf of Walden Transfer. Officer Rice stated the occupational license is in compliance and requested the citations be dismissed.

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

**Continued Case # 2025-6-ZG**  
**6420 Dixie Highway**  
**Represented by: Abdel Raouf & Juliette Allataifeh**

**City of Florence vs. Pong Heilian**  
**Citation # 24-1898 (1-3)**

Officer Corpus presented the case as follows: No one appeared on behalf of Pong Heilian. Officer Corpus stated the tenants had submitted their paperwork to the Boone County Planning Commission and were awaiting approval to repaint the building. Officer Corpus requested a thirty day continuance.

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

## **ATTORNEY'S REPORT:**

Attorney Nienaber provided an update on the Advanced Construction Services lawsuit stating the case was in the discovery phase and would be set for trial in 90 days. He stated Attorney Edmondson expressed interest in a settlement agreement. Attorney Nienaber informed Attorney Edmondson that any settlement agreement would need to address the \$16,000 owed in code enforcement citations.

Attorney Nienaber informed the Board the Recommendation for Foreclosure for the property located at 37 Goodridge Drive would go before council in mid to late June.

Attorney Nienaber requested an updated payoff quote for the property at 26 Julia Ave in order to update the pleadings and move the case along in the court system.

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**ADJOURNMENT:**

Chairman Johnson reminded the Board the next meeting will be held on June 4, 2025.

There being no further business to come before the Board, Chairman Johnson called for a motion to adjourn. Board Member Spille so moved, with a second from Board Member Sharp. **Motion passed with unanimous approval of the Board**, the time being 10:28 a.m.

ATTEST:

/s/ Melissa Kramer

Melissa Kramer, Secretary

APPROVED:

/s/ Jim Johnson

Jim Johnson, Chairman

