



## **CODE ENFORCEMENT BOARD MINUTES: WEDNESDAY, JUNE 4, 2025**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, June 4, 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 three (3) Board Members: Lance Howard (Vice-Chairman); David Spille; and Rick Rowland. Chairman Jim Johnson and Board Member Bill Sharp were absent.

Also present: Dale T. Wilson, Assistant 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; Randy Childress, Fire Marshal; and Police Sergeant Sam Riley.

In the audience: Branden Pedersen, contested case; Caitlin Frank, contested case; Deborah Vornberger, contested case; Amdeep Singh, contested case; Mike Denigan, contested case; and Thomas Judd, observer.

### **APPROVAL OF MINUTES:**

Vice Chairman Howard called for a motion to approve the minutes of the May 7, 2025 meeting of the Code Enforcement Board. Board Member Spille motioned to accept the minutes as read with a second from Board Member Rowland. **Motion carried by unanimous vote.**

### **SWEARING IN:**

The Code Enforcement Officers were sworn in by Vice Chairman Howard.

### **CONTESTED CASES (7):**

**Contested Case # 2025-238-OC  
4951-4997 Houston Road  
Contested by: Amandeep Singh**

**City of Florence vs. Jot India  
Citation # 24-1586-3**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Three citations were issued in the amount of \$500. One payment was made in the amount of \$200. A total of \$300 is currently owed. The occupational license was not in compliance due to an issue with an ABC violation and an issue with the 2024 payroll.

Amandeep Singh appeared on behalf of Jot India. Mr. Singh stated he did not receive the citations due to the mailing address being incorrect. Mr. Singh stated a check was submitted through the ABC portal and a check was submitted to the Finance Department. He was unaware of any other deficiencies on the occupational license. Officer Macaluso recommended Mr. Singh contact the Finance Department to find out what needs to be done to bring the occupational license into compliance.

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

**Contested Case # 2022-594-OC  
7222 Isaac Lane  
Contested by: Candace Denigan**

**City of Florence vs. Denigan I, LLC  
Citation # 22-1557 (1-8)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Eight citations were issued in the amount of \$2,000 with a city expense of \$138. A total of \$2,138 is currently owed. Occupational license was now in compliance.

# CITY OF FLORENCE CODE ENFORCEMENT BOARD

MINUTES OF JUNE 4, 2025

Page 2

Mike Denigan appeared on behalf of Denigan I, LLC.

Board Member Spille made a motion to dismiss the citations but uphold the city expense in the amount of \$138. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

**Contested Case # 2025-54-WS**  
**20 Banklick Street**  
**Contested by: Brandon Pedersen**

**City of Florence vs. 5T XII LLC**  
**Citation # 25-799-1**

Officer Carpenter presented the case as follows: Case was for a water service issue where the water to the property was turned back on illegally.

Officer Carpenter explained City Council passed Ordinance O-8-2023 which provided Code Enforcement Officers the power to issue citations to violations of the Water Service Rules and Regulations. In this case, the violation occurred when the City of Florence Water Department shut off water service to a property and the homeowner and/or resident turn the water back on themselves. The violation was considered a major violation with a \$250 citation fee.

Officer Carpenter stated the water was turned off by the City of Florence Water Department on 4/29. When the City of Florence Water Department returned on 4/30 to restore the water, it was already turned on. Officer Carpenter recommended the citation be upheld.

Board Member Spille inquired if the water and sanitation were current. Officer Carpenter confirmed the water and sanitation were current.

Brandon Pederson, tenant, appeared on behalf of 5T XII LLC. Mr. Pederson believed the water was shut off due to a water line break which caused a flood in a parking lot of a business behind the property. He stated that once the water line was repaired he restored the water to the property. Mr. Pederson stated he was unaware the water had been shut off due to nonpayment and that he was not permitted to restore the water to the property himself.

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

**Contested Case # 2025-78-NU/PM**  
**7544 Burlington Pike**  
**Contested by: Lee Cahill**

**City of Florence vs. Marshall Land Management**  
**Citation # 25-727-1**

Officer Rice presented the case as follows: No one appeared on behalf of Marshall Land Management. Case was for high weeds and grass and landscape condition. Officer Rice stated the property was in compliance and requested the citation be dismissed on behalf of Marshall Land Management.

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

**Contested Case # 2025-79-PM**  
**205 Kentaboo Ave.**

**City of Florence vs. Caitlin Frank**  
**Citation # 25-590-1**

Officer Rice presented the case as follows: Case was for exterior walls and roof and drainage violations. One citation was issued in the amount of \$100. No city expenses were incurred. Property is in compliance.

Caitlin Frank appeared before the board.

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

# CITY OF FLORENCE CODE ENFORCEMENT BOARD

MINUTES OF JUNE 4, 2025

Page 3

**Contested Case # 2025-69-NU**  
**121 Burgess Lane**  
**Contested by: Dennis Slone**

**City of Florence vs. Shashik Patel**  
**Citation # 25-605-1**

Officer Carpenter presented the case as follows: No one appeared on behalf of Shashik Patel. Case was for high weeds and grass and landscape condition. Property is in compliance. Officer Carpenter requested the citation be dismissed on behalf of the tenant, Dennis Slone who was unable to attend due to a recent surgery.

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

**Contested Case # 2025-91-NU**  
**19 Kelley Drive**

**City of Florence vs. Anthony & Deborah Vornberger**  
**Citation # 25-477-2**

Officer Carpenter presented the case as follows: Case was for trash and debris under the deck and throughout the back and side yards which cause high weeds and grass under the debris. One citation was owed in the amount of \$300. No city expenses were incurred. Officer Carpenter stated progress had been made but the property was not in compliance.

Deborah Vornberger appeared before the board and stated she was in the process of renovating the house and was unable to remove the debris before the meeting. She stated that the items in front of the garage were removed from the garage due to renovations being completed in the garage.

Board Member Spille asked Ms. Vornberger if they would be able to have the debris and items moved within 30 days. Ms. Vornberger stated she was unsure if that would be enough time.

Board Member Spille made a motion to continue the case sixty days. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

## **PARKING CASES: (2)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-21-BB	Michael Harris	6 Rose Ave.	3680
2025-22-CB	Steven Schulkers	233 Center Street	4603

No one appeared to contest the stated parking violations. Board Member Rowland motioned to uphold all parking violations. Board Member Spille followed with a second. **Motion was carried by unanimous vote.**

## **ANIMAL CONTROL CASES: (0) None**

## **OCCUPATIONAL LICENSE CASES: (53)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-244-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-9
2025-245-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-9
2025-246-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-9
2025-250-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-10
2025-251-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-10
2025-252-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-10
2025-253-OC	FX Florence Road LLC	6985 Houston Road	22-58-20
2025-255-OC	Matsuya Japanese Rest.	7137-7149 Manderlay Drive	22-1478-19
2025-256-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-6
2025-259-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-17
2025-260-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-11
2025-261-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-11
2025-262-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-10

# CITY OF FLORENCE CODE ENFORCEMENT BOARD

## MINUTES OF JUNE 4, 2025

Page 4

2025-263-OC	Milan Laser Hair Removal	7840 Connector Drive	24-824-6
2025-264-OC	Millenniel Title	7000 Houston Road	24-864-6
2025-265-OC	Innovative Home Loan	7000 Houston Road	24-865-6
2025-266-OC	Carrie Collins LPCC	7000 Houston Road	24-870-6
2025-267-OC	Independence Insurance	7000 Houston Road	24-937-3
2025-268-OC	Channel Mark Holdings LLC	4911 Houston Road	25-249-1
2025-269-OC	Piada Italian Street Food	7659-7747 Mall Road	22-1518-17
2025-270-OC	Smokey Bones	7848 Mall Road	25-342-1
2025-273-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-11
2025-274-OC	Bengles Tots 24-7 Learning	8045-8133 Connector Drive	22-16-9
2025-275-OC	Shiv Real Estate LLC	7811 Dixie Hwy	25-417-1
2025-276-OC	Miro LLC	6885 Houston Road	25-349-2
2025-278-OC	Burlington Coat Factory of KY, Inc.	7659-7747 Mall Road	25-139-2
2025-279-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-7
2025-280-OC	Shihasi KY LLP	7484-7488 Turfway Road	25-261-1
2025-281-OC	Jimmy John's (312565)	8747 US 42 Hwy	22-1517-16
2025-282-OC	Rent-A-Center #01503	7830-7850 US 42 Hwy	23-1451-6
2025-283-OC	Happy Tobacco Inc.	8449-8459 US 42 Hwy	25-312-2
2025-284-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-11
2025-285-OC	Remke's Market	6920 Burlington Pike	25-173-7
2025-286-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-12
2025-287-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-12
2025-288-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-11
2025-289-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-10
2025-290-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-12
2025-291-OC	Patel Family Trust	8001 Dream Street	25-416-1
2025-292-OC	VTR MGS Florence LLC	7665 Ewing Blvd	25-230-1
2025-293-OC	LCS Ship Venture I LLC DBA Magnolia Springs Florence	7665 Ewing Blvd	25-231-1
2025-294-OC	15 Lendale Drive LLC	15 Lendale Drive	25-411-1
2025-296-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-8
2025-297-OC	Whitson Florence LLC	7830-7850 US 42 Hwy	25-221-1
2025-298-OC	7961 US Highway 42 Florence LLC	7961 US 42 Hwy	25-246-1
2025-299-OC	Staffinders Inc.	71-75 Cavalier Blvd	25-84-12
2025-300-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-18
2025-301-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-19
2025-303-OC	Remke's Market	6920 Burlington Pike	25-173-8
2025-304-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-13
2025-305-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-13
2025-306-OC	Prosegur Security USA	71-75 Cavalier Blvd	25-87-12
2025-307-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-9

### **FIRE PREVENTION CASES: (0)**

### **CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (35)**

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-52-NU	Nathan Caldwell	8192 N. Dilcrest	25-675-1
2025-53-ZG	Heilian Pong	6420 Dixie Hwy	24-1898-4
2025-55-NU/PM	National Retail Properties LP	6808 Burlington Pike	25-559-3
2025-56-PM	ABVI Florence Inc.	7810 Commerce Drive	25-388-1
2025-57-NU	Justin Edward Cobb	32 Julia Avenue	25-682-1

# CITY OF FLORENCE CODE ENFORCEMENT BOARD

## MINUTES OF JUNE 4, 2025

### Page 5

2025-58-WS	Stallion Investments LLC	54 Miriam Drive	25-824-1
2025-59-SW	Dry Ridge Capital	7130 New Buffington Road	25-464-1
2025-60-WS	Steven E. Fitzpatrick	17 E. Cobblestone Court	25-826-1
2025-61-SW	Plantation Pointe Master Association	Columns Drive	23-723-3
2025-63-ZG	James & Joyce Anderson	12 Kennedy Court	25-370-2
2025-64-ZG	Salcido Rental Properties LLC	252 Main Street	25-218-2
2025-65-NU	Nathan Caldwell	8192 N. Dilcrest	25-675-2
2025-66-ZG	Clyde J. Richardson	8 Oblique Street	24-2070-1
2025-67-ZG	Robert V. Rogers	10 Oblique Street	24-2071-1
2025-68-NU/PM/ZG	Speedway SuperAmerica LLC	8240 US 42 Hwy	25-630-1
2025-71-CO	Herma Holdings SC Inc c/o Montik Mg	100 Meijer Drive	25-854-1
2025-72-ZG	Lloyd E. Harris	8350 Tamarack Drive	25-633-1
2025-73-NU	Craig Payne	15 N. Dilcrest	25-769-1
2025-74-NU	Jerry & Pamela Jean Wheeler	76 W. Cobblestone Court	25-777-1
2025-75-NU	Pham Phuc	Pt of Lots 21-23 Dilcrest Manor Sec 2 (62F-20,21,22)	25-772-1
2025-77-NU/PM	National Retail Properties LP	6808 Burlington Pike	25-559-4
2025-80-CO	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-880-1
2025-81-NU	Magna Properties LTD	7541-7563 Mall Road	25-827-1
2025-82-CO	Herma Holdings SC Inc c/o Montik Mg	100 Meijer Drive	25-854-2
2025-85-NU	Vincent, Brenda & Raymond Burns	26 Julia Avenue	25-883-1
2025-86-ZG	Salcido Rental Properties LLC	252 Main Street	25-218-3
2025-87-CO	Herma Holdings SC Inc c/o Montik Mg	100 Meijer Drive	25-854-3
2025-88-SW	Dry Ridge Capital	7130 New Buffington Road	25-464-2
2025-90-NU/PM	Donald Bradford & Donna Marie Klein	18 Girard Street	25-868-1
2025-92-NU	PLLW LLC	7437 Burlington Pike	25-979-1
2025-93-NU	Burlington Realty LLC	Lot 3C Florence Park Resubdivision of Lot 3	25-856-1
2025-94-NU/PM	Chester Dix Florence Corp. c/o Remke	6920 Burlington Pike	25-885-1
2025-95-NU	Yestika Arias Martinez	313 Honeysuckle Terrace	25-873-1
2025-96-NU	Chris Bishop	13 Banklick Street	25-838-1

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

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-247-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-4
2025-248-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-5
2025-249-OC	Remke's Market	6920 Burlington Pike	25-173-6
2025-254-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-5
2025-257-OC	Vereit Operating Partnership LP DBA Cole AA	8707 US 42 Hwy	22-259-11
2025-258-OC	Jerry M. Miniard	6614 Dixie Hwy	25-710-1
2025-271-OC	Vereit, Inc.	390 Meijer Drive	25-418-2
2025-272-OC	JAI Ganesh Hospitality LLC	1055 Vandercar Way	25-348-1
2025-277-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-6
2025-295-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-7
2025-302-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-8
2025-62-WS	Gage A. Clayton	8381 Juniper Lane	25-825-1
2025-70-NU	Anthony & Deborah Vornberger Estate	19 Kelley Drive	25-744-1
2025-76-NU	CP 7 LLC	Texaco Station on KY 18 (F1-2-5)	25-794-1
2025-83-ZG	Spartan Villa LLC	6045 Montrose Avenue	23-2311-2
2025-84-NU	Joseph Michael Richardson	1025 Sunrise Drive	25-681-1
2025-89-NU/ZG	Glenn Allen & April R Curry	8593 Winthrop Circle	25-947-1

# CITY OF FLORENCE CODE ENFORCEMENT BOARD

MINUTES OF JUNE 4, 2025

Page 6

## CONTINUED CASES (5):

**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 as follows: Property was not in compliance.

Attorney Dennis Helmer appeared on behalf of Eighteen Limited. Mr. Helmer stated the staircases at the rear of the property were removed and were in the process of being rebuilt when Boone County issued a stop work order stating a building permit had not been issued. Attorney Helmer had applied for the building permit but was informed that he would need to have plans submitted and a structural engineer approve the plans to ensure all requirements were met.

Board Member Spille asked Mr. Helmer how much time he would need to have the plans approved and the construction complete. Mr. Helmer stated he would need at least sixty days.

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

**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: Property was in compliance and citation had been paid. Case was closed. No action was needed by board.

**Continued Case # 2024-610-OC**  
**8645 Haines Drive**  
**Represented by: Karina Presti**

**City of Florence vs. La Torta Loca II Inc.**  
**Citation # 23-2451 (1-6)**

Officer Macaluso presented the case as follows: No one appeared on behalf of La Torta Loca II Inc. Officer Macaluso spoke on behalf of Karina Presti stating they were working on bringing the occupational license into compliance and requested a sixty-day continuance.

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

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

**City of Florence vs. Surveying & Mapping, LLC**  
**Citation # 25-82 (1-4)**

Officer Rice presented the case as follows: No one appeared on behalf of Surveying & Mapping LLC. Officer Rice stated the occupational license was in compliance and requested the citations be dismissed.

Board Member Spille made a motion to dismiss the citations. Board Member Rowland 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 Carpenter presented the case as follows: No one appeared on behalf of Pong Heilian. The building was painted, and the minor site plan was approved. Officer Carpenter stated three citations were issued in the amount of \$500 with a city expense of \$46. A total of \$546 is currently owed. Property is currently in compliance. Officer Carpenter requested the citations be dismissed.

Board Member Spille made a motion to dismiss the citations but uphold the city expense in the amount of \$46. Board Member Rowland followed with a second. **Motion carried by unanimous vote.**

CITY OF FLORENCE CODE ENFORCEMENT BOARD

MINUTES OF JUNE 4, 2025

Page 7

**ATTORNEY'S REPORT:**

Assistant City Attorney Wilson advised no new developments on any litigation to report.

**ADJOURNMENT:**

Vice-Chairman Howard reminded the Board the next meeting will be held on July 2, 2025.

There being no further business to come before the Board, Vice-Chairman Howard called for a motion to adjourn. Board Member Spille so moved, with a second from Board Member Rowland. **Motion passed with unanimous approval of the Board**, the time being 10:25.

ATTEST:

/s/ Melissa Kramer  
Melissa Kramer, Secretary

APPROVED:

/s/ Jim Johnson  
Jim Johnson, Chairman

