



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, JULY 2, 2025**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, July 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 R. 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; Randy Childress, Fire Marshal; and Justin Tucker, Police Officer.

In the audience: Chris Bishop, contested case; Melissa Chapman-Merrill, contested case; Sabree Brewer, contested case; Tom Judd, observer; and Nancy Johnson, observer.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the June 4, 2025 meeting of the Code Enforcement Board. Board Member Howard motioned to accept the minutes as read with a second from Board Member Rowland. Board Member Sharp was absent from the June 4, 2025 meeting and abstained from the vote. **Motion was carried by unanimous vote.**

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

REAPPOINTMENT OF BOARD MEMBERS:

Board Members Lance Howard and David Spille were sworn in for a new term by City Attorney, Thomas R. Nienaber.

CONTESTED CASES (4):

**Contested Case # 2024-648-ZG
8188 Mall Road
Contested by: Zach Toeppen**

**City of Florence vs. Toeppen LTD
Citation # 24-1266 (1-3)**

Officer Macaluso presented the case as follows: No one appeared on behalf of Toeppen LTD. Officer Macaluso explained that the case was for a façade change with no permit. Three citations were issued in the amount of \$500. No city expenses were incurred. One payment was made in the amount of \$50. A total of \$450 is currently owed. Property is in compliance.

Officer Macaluso stated that he was contacted by Zach Toeppen who explained that they were unaware a permit was required. Once Mr. Toeppen was made aware of the need for the permit, he submitted the application and received the required permit. Officer Macaluso requested the citations be dismissed.

Board Member Howard made a motion to dismiss the citations. Board Member Sharp followed with a second. **Board Member Sharp, Board Member Howard, and Board Member Rowland voted in favor with a nay from Board Member Spille. Motion passed 3-1 by majority vote.**

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Contested Case # 2025-96-NU
13 Banklick Street

City of Florence vs. Chris Bishop
Citation # 25-838 (1-2)

Officer Rice presented the case as follows: Case was for high weeds and trash and debris throughout the property. Two citations were issued in the amount of \$400. No city expenses were incurred. Property is in compliance.

Chris Bishop appeared before the board.

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

Contested Case # 2022-77-OC
8045-8133 Connector Drive
Contested by: Sabree Brewer

City of Florence vs. Bengles Tots 24-7 Learning
Citation # 22-16 (1-10)

Officer Macaluso presented the case as follows: No one appeared on behalf of Bengles Tots 24-7 Learning. Officer Macaluso stated the occupational license was not in compliance and requested the citations be upheld.

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

Sabree Brewer appeared on behalf of Bengles Tots 24-7 Learning.

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

Officer Macaluso explained the case was for occupational license violation. Ten citations were issued in the amount of \$2,400. No city expenses were incurred. Occupational license was not in compliance.

Ms. Brewer stated they recently hired a new accountant and were in the process of bringing the occupational license into compliance. She requested additional time.

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

Contested Case # 2025-132-ZG
24 Vivian Drive

City of Florence vs. Melissa Chipman-Merrill
Citation # 25-694-1

Officer Carpenter presented the case as follows: Inspection completed on 4/23, observed fence in disrepair, courtesy notice sent. 6/29 follow up inspection completed, no change, issued citation. Property was not in compliance.

Melissa Chipman-Merrill appeared and stated she had recently inherited the property from her father and did not receive the courtesy notice until after the citation had been issued.

Mrs. Chipman-Merrill believed the fence was owned by the city. She explained that the fence was a barrier between the property she owned and property that was sold to the city by her father. The original agreement stated that a barrier must be installed between the two properties. She stated that the city had originally installed a tree barrier and when the tree barrier failed, the city installed the fence.

She agreed that she, as the property owner of 24 Vivian Drive, was responsible for the maintenance of the fence. However, the fence is beyond repair at this point and would need to be replaced. She believed the city should be responsible for replacing the fence since they installed the original fence. She added that she was unable to locate the original paperwork from the sale of the property that included the agreement regarding the barrier.

Board Member Spille asked Mrs. Chipman-Merrill how long she would need to repair the fence. She stated she had received three estimates, but no one was available to install the fence until August.

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

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Mrs. Chipman-Merrill inquired as to who she would need to contact within the city regarding the city replacing the fence.

Chairman Johnson stated the board could not provide that information. He explained that the Code Enforcement Board could only address the citation. He added that the Code Enforcement Board had provided her with ninety days to address the issue with city or replace or remove the fence herself.

PARKING CASES: (5)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-23-MR	Donald Setters	73 Cavalier Blvd	7445
2025-24-AH	Patriot Surveying PLLC	1605 Corinthian Drive	3130
2025-25-AH	Brye Patrick Warner	1605 Corinthian Drive	3129
2025-26-BB	Kevin Waddell	303 St Jude Circle	3681
2025-27-HB	Rafal Spolnik	US 42	3635

No one appeared to contest the stated parking violations.

Police Officer Justin Tucker requested Case No. 2025-27-HB, Citation # 3635 issued to Rafal Spoinik be dismissed. Board Member Spille made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion was carried by unanimous vote.**

Board Member Sharp motioned to uphold remaining parking violations. Board Member Howard followed with a second. **Motion was carried by unanimous vote.**

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES: (39)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-308-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-10
2025-309-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-14
2025-310-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-14
2025-311-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-9
2025-312-OC	Remke's Market	6920 Burlington Pike	25-173-9
2025-313-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-10
2025-314-OC	Stalk and Awe Geese Management	71-75 Cavalier Blvd	25-73-13
2025-315-OC	Bath Pro, LLC	71-75 Cavalier Blvd	25-45-3
2025-316-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd	25-48-3
2025-317-OC	Necco, Inc.	71-75 Cavalier Blvd	25-50-2
2025-318-OC	Kristina Ashley	71-75 Cavalier Blvd	25-51-3
2025-319-OC	Daniel Bush	71-75 Cavalier Blvd	25-52-3
2025-320-OC	Cutler Real Estate	71-75 Cavalier Blvd	25-53-3
2025-321-OC	J and J Auto LLC	71-75 Cavalier Blvd	25-54-3
2025-322-OC	Schmidt Flooring	6700-6704 Dixie Hwy	23-1996-8
2025-323-OC	Tacos Joven #322747	7101-7107 Dixie Hwy	24-1563-3
2025-324-OC	Allatrim LLC c/o Joseph Brown	8665 Haines Drive	22-1475-11
2025-326-OC	Sbarro	2028 Mall Circle Road	22-1622-7
2025-327-OC	RFP HRG LLC, DBA Rapid Fire Pizza	7541-7563 Mall Road	23-2450-6
2025-329-OC	Remke's Market	6920 Burlington Pike	25-173-10
2025-330-OC	Psych Inc.	71-75 Cavalier Blvd	25-62-15
2025-331-OC	Derby Taxi LLC	71-75 Cavalier Blvd	25-63-15
2025-332-OC	FX Florence Road LLC	6985 Houston Road	22-58-21

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2025-333-OC	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-183-10
2025-334-OC	Staples The Office Superstore	7659-7747 Mall Road	22-1479-18
2025-335-OC	Matsuya Japanese Rest.	7137-7149 Mandrlay Drive	22-1478-20
2025-336-OC	Herma Holdings SC Inc	100 Meijer Drive	23-134-16
2025-337-OC	Houston Lakes Retail Center LLC	73-87 Spiral Blvd	25-355-11
2025-338-OC	BND Properties VIII LLC	8430 US 42 Hwy	25-200-1
2025-340-OC	Eshanya Hotels LLC	7928 Dream Street	25-161-2
2025-341-OC	Vantage Court Replacement LLC	8275 Ewing Blvd	25-412-1
2025-342-OC	Florence Wellness, PLLC	7659-7747 Mall Road	25-156-2
2025-343-OC	Harras LLC	95 Meijer Drive	25-220-3
2025-344-OC	Raymond E. Orfaly Revocable Trust	8228 US 42 Hwy	23-161-14
2025-346-OC	Burlington Coat Factory of KY, Inc.	7659-7747 Mall Road	25-139-3
2025-347-OC	Jimmy John's (312565)	8747 US 42 Hwy	22-1517-17
2025-348-OC	Happy Tobacco Inc.	8449-8459 US 42 Hwy	25-312-3
2025-349-OC	Remke's Market	6920 Burlington Pike	25-173-11

Officer Macaluso requested Case # 2025-240-OC, Citation # 25-313-1 issued to Ross Dress for Less located at 7601 Mall Road be reopened and dismissed. Board Member Sharp made a motion to reopen the case. Board Member Howard followed with a second. **Motion was carried by unanimous vote.** Board Member Spille made a motion to dismiss the citation. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.**

FIRE PREVENTION CASES: (0)

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (32)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-97-PM/NU	Sunrise Florence Inc.	30 Cavalier Court	25-720-1
2025-98-ZG	Jersey Ridge Townhomes LLC	59 Cavalier Blvd	25-723-1
2025-99-PM	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-1043-1
2025-101-PM	Carla Sparrow	8879 Valley Circle Drive	25-656-1
2025-104-NU	Burlington Realty LLC	Lot 3C Florence Park Resubdivision of Lot 3	25-856-2
2025-107-PM	Christopher R. Miller	308 Roberta Avenue	23-2430-8
2025-108-PM	BKDL Investments LLC	6835 Houston Road	25-754-1
2025-109-PM	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-1043-2
2025-110-ZG/PM	National Retail Properties LP	7908 Dream Street	25-284-1
2025-111-NU	Yestika Arias Martinez	313 Honeysuckle Terrace	25-873-2
2025-112-ZG/NU	Florence Kentucky Holdings LLC	8035 Action Blvd	25-1044-1
2025-113-PM	Leslie A. & Randolph H. Hust	5 Ash Street	24-1495-7
2025-114-NU	Justin Edward Cobb	32 Julia Avenue	25-1061-1
2025-115-PM	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-1043-3
2025-116-NU	Veronica Marie Hurt	38 Miriam Drive	25-936-1
2025-118-PM	Jordel Properties LLC	42 Shelby Street	25-912-1
2025-120-PM	Chester M. Mutters	416 Foster Avenue	23-993-19
2025-121-NU/ZG/PM	Donald Gabbard	40 Morris Street	25-1068-1
2025-122-SW	Hopeful Trails Subdivision Homeowner	Parcel C Sec 1 Hopeful Trails	25-756-1
2025-123-PM	Chester M. Mutters	416 Foster Avenue	23-993-21
2025-124-NU	Mountain Agency LLC	949 Burlington Pike	25-1132-1
2025-125-PM	Mohamed Yahya Kah	9143 Belvedere Court	25-834-1
2025-126-NU/PM/ZG	Vincent, Brenda & Raymond Burns	26 Julia Avenue	22-663-49
2025-127-NU	Vincent, Brenda & Raymond Burns	26 Julia Avenue	25-1140-1
2025-128-NU/PM	HS HD LLC	430 Meijer Drive	25-709-1

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2025-130-ZG	Richard Andrew Chamberlain Jr.	9433 Gettysburg Lane	25-1110-1
2025-131-PM	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-1043-4
2025-133-NU/PM/ZG	Jenny Rice	320 Center Street	25-771-1
2025-134-NU/PM	Florence Mall Realty LLC	2028-2164 Mall Circle Road	24-1123-1
2025-135-NU	Jose M Tineo Hernandez	8 Smith Street	25-1155-1

Officer Rice requested Case # 2025-48-NU, Citation # 25-523-1 issued to Frisch's Big Boy located at 6806 Burlington Pike be reopened and dismissed. Board Member Howard made a motion to reopen the case. Board Member Sharp followed with a second. **Motion was carried by unanimous vote.** Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion was carried by unanimous vote.**

Officer Macaluso requested Case # 2024-540-SW, Citation # 23-723-2 and Citation # 23-723-3 issued to Plantation Pointe Master Association located on Columns Drive be reopened and dismissed. Board Member Sharp made a motion to reopen the case. Board Member Spille followed with a second. Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion was carried by unanimous vote.**

Officer Macaluso requested Case # 2025-63-ZG, Citation # 25-370-2 issued to James & Joyce Anderson located at 12 Kennedy Court be reopened and dismissed. Board Member Sharp made a motion to reopen the case. Board Member Spille followed with a second. Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion was carried by unanimous vote.**

PAID/RESOLVED CASES: (10)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-325-OC	PS Partners III LTD Florence	7551 Industrial Road	23-192-14
2025-328-OC	Commonwealth Dental PSC	7348 US Route 42	20-314-7
2025-339-OC	Glenn Allen & April R Curry	8593 Winthrop Circle	25-947-3
2025-100-ZG	Joshua Andrew Iles	8 Sanders Drive	25-659-1
2025-102-NU	Glenn Allen & April R Curry	8593 Winthrop Circle	25-947-2
2025-105-ZG	Jose M Tineo Hernandez	8 Smith Street	25-701-1
2025-106-NU	Blair Properties LLC	7507 US 42 Hwy	25-991-1
2025-117-NU/PM	Mariah Brison	20 Shelby Street	25-907-1
2025-119-NU	Linda A. Clark	8534 Wiltshire Way	25-1062-1
2025-129-ZG	Pifer Tract Five Limited Partnership	9419 Gettysburg Lane	25-1109-1

CONTINUED CASES (1):

Continued Case # 2025-238-OC
4951-4997 Houston Road
Represented by: Amandeep Singh

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

Officer Macaluso presented the case as follows: Occupational license was in compliance.

Amandeep Singh appeared on behalf of Jot India.

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

ATTORNEY'S REPORT:

Attorney Nienaber stated the Recommendation for Foreclosure for the property located at 37 Goodridge Drive would be placed on the July 8 Council Meeting Agenda.

Attorney Nienaber stated he had not received an update on the Wessels or Advanced Construction Services lawsuits.


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ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on August 6, 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 Howard. **Motion passed with unanimous approval of the Board**, the time being 10:21 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

