



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, AUGUST 6, 2025**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, August 6, 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: 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 Rob Fulton, Police Officer.

In the audience: Robin Cousin, contested case; Teresa Conder, contested case; Mukesh Patel, contested case; Clarence Collins, contested case; Robin Pressler contested case; Dennis Helmer, continued case; Thomas Judd, observer; and Nancy Johnson, observer.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the July 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.

SWEARING IN:

The Code Enforcement Officers were sworn in by Chairman Johnson.

CONTESTED CASES (5):

**Contested Case # 2025-140-ZG
6805 Sebree Drive
Contested by: Robin Cousin**

**City of Florence vs. Normandy Apartments LLC
Citation # 25-1127-1**

Officer Rice presented the case as follows: Case was for unlicensed/disabled vehicles on the property. One citation was issued in the amount of \$50. No city expenses were incurred. Property is in compliance.

Robin Cousin appeared on behalf of Normandy Apartments LLC.

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

**Contested Case # 2022-458-OC
7137-7149 Manderlay Drive
Contested by: Teresa Conder**

**City of Florence vs. Matsuya Japanese Restaurant
Citation # 22- 1478 (1-20)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Twenty citations were issued in the amount of \$5,600. No city expenses were incurred. A payment was made in the amount of \$450. A total of \$5,150.00 is currently owed. The property is not in compliance.

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Officer Macaluso stated the business was sold and a new federal ID number was provided. Officer Macaluso stated the new business owner could not be held liable for the previous owner's citations. Officer Macaluso requested the board dismiss the citations.

Teresa Conder appeared on behalf of Matsuya Japanese Restaurant and provided a copy of the current owner's federal extension paperwork.

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

Contested Case # 2025-351-OC
8001 Dream Street
Contested by: Mukesh Patel

City of Florence vs. Patel Family Trust
Citation # 25-416-2

Officer Macaluso presented the case as follows: Case was for an occupational license violation. One citation was issued in the amount of \$50. No city expenses were incurred. Occupational license is in compliance.

Mukesh Patel appeared on behalf of the Patel Family Trust.

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

Contested Case # 2025-214-NU/PM
23 Beverly Place

City of Florence vs. Clarence Collins
Citation # 25-1244-1

Officer Rice presented the case as follows: Case was for high weeds and grass and landscaping condition. One citation was issued in the amount of \$100. No city expenses were incurred. Property is in compliance.

Clarence Collins appeared before the board.

Officer Rice stated he spoke with Mr. Collins who informed him that he had been on vacation for several week and that was why the property had not been maintained. Once he arrived home he was able to bring the property into compliance.

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

Contested Case # 2025-170-NU/PM
64 Utz Drive
Contested by: Robin Pressler

City of Florence vs. Andre L. Hill
Citation # 25-1230-1

Officer Rice presented the case as follows: Case was for high weeds and grass and landscaping condition. One citation was issued in the amount of \$100. No city expenses were incurred. Property is in compliance.

Robin Pressler appeared on behalf of Andre L. Hill.

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

PARKING CASES: (6)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-28-HB	Abdi Nasrin	6771 Parkland	3636
2025-29-BB	Kevin Waddell	303 St. Jude Circle	3682
2025-30-KW	Bobby Adams Jr.	Tamarack/Grande	4177

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2025-31-HJ	Jackelin Elvevara	113 Valley Drive	4276
2025-32-CH	Matthew Conner	5 Lynn Street	4501
2025-33-CH	Michael Couch	8862 Valley Circle Drive	4502

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: (50)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-350-OC	Remke's Market	6920 Burlington Pike	25-173-12
2025-352-OC	CIVFI-KY180 1 & KY1802 LLC c/o Ricore	7107-7115 Industrial Road	21-2823-25
2025-354-OC	Foot Locker	2028-2164 Mall Circle Road	25-987-1
2025-355-OC	The Children's Place	2028-2164 Mall Circle Road	25-988-1
2025-357-OC	Finish Line	2028-2164 Mall Circle Road	25-1004-1
2025-358-OC	Great American Cookies	2028-2164 Mall Circle Road	25-1005-1
2025-359-OC	Vicious	2028-2164 Mall Circle Road	25-1008-1
2025-360-OC	Zales	2028-2164 Mall Circle Road	25-1009-1
2025-361-OC	Ryan & Junghwa Helen Tokko Revocable Trust	7313 Turfway Road	25-445-1
2025-362-OC	A E Holdings LLC	7207 US 42 Hwy	25-350-1
2025-363-OC	Toll Road Properties LLC Archways In	8530 US 42 Hwy	25-479-1
2025-364-OC	Claire's #5459	2028-2164 Mall Circle Road	24-1655-21
2025-365-OC	Bourbon State Fence	71-75 Cavalier Blvd	25-42-4
2025-366-OC	Erin's Nails & Boutique	71-75 Cavalier Blvd	25-48-4
2025-367-OC	Kristina Ashley	71-75 Cavalier Blvd	25-51-4
2025-368-OC	Daniel Bush	71-75 Cavalier Blvd	25-52-4
2025-369-OC	Cutler Real Estate	71-75 Cavalier Blvd	25-53-4
2025-370-OC	J and J Auto LLC	71-75 Cavalier Blvd	25-54-4
2025-371-OC	Ambleside Properties LLC	4512 Dixie Hwy	23-187-11
2025-372-OC	Millenniel Title	7000 Houston Road	24-864-7
2025-373-OC	Innovative Home Loan	7000 Houston Road	24-865-7
2025-374-OC	Carrie Collins LPCC	7000 Houston Road	24-870-7
2025-375-OC	Independence Insurance	7000 Houston Road	24-937-4
2025-376-OC	Sbarro	2028 Mall Circle Road	22-1622-8
2025-377-OC	7333 Burlington Pike LLC	7333 Burlington Pike	25-236-1
2025-378-OC	SVC HYB Lease Pool 3 LLC	7777 Burlington Pike	25-346-2
2025-379-OC	Midwest CCC Acquisitions LLC	8045-8059 Dixie Hwy	25-336-1
2025-380-OC	Real Estate Development LLC	7631-7639 Dixie Hwy	25-1090-1
2025-381-OC	Magnolia Springs Florence	7665 Ewing Blvd	25-231-2
2025-382-OC	FX Florence Road LLC	6985 Houston Road	22-58-22
2025-384-OC	BND Properties VIII LLC	8430 US 42 Hwy	25-200-2
2025-385-OC	Shiv Real Estate LLC	7811 Dixie Hwy	25-417-2
2025-386-OC	FCPT Hospitality Properties, LLC	7501 Foltz Drive	25-315-1
2025-387-OC	Florence Wellness, PLLC DBA The Joint	7659-7747 Mall Road	25-156-3
2025-388-OC	Cellco Partnership DBA Verizon Wireless	7533 Mall Road	25-343-2
2025-389-OC	Harras, LLC	95 Meijer Drive	25-220-4
2025-390-OC	Store Capital Acquisitions, LLC	4012 Seligman Drive	25-444-1

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2025-391-OC	Raymond E Orfaly Revocable Trust	8228 US 42 Hwy	23-161-15
2025-392-OC	Milan Laser Hair Removal	7840 Connector Drive	24-824-7
2025-393-OC	Channel Mark Holdings LLC	4911 Houston Road	25-249-2
2025-394-OC	15 Lendale Drive LLC	15 Lendale Drive	25-411-2
2025-395-OC	Staples The Office Superstore	7659-7747 Mall Road	22-1479-19
2025-397-OC	Sunrise North KY Inc.	8075 Steilen Drive	25-338-2
2025-398-OC	7961 US Highway 42 Florence LLC	7961 US 42 Hwy	25-246-2
2025-399-OC	Remke's Market	6920 Burlington Pike	25-173-13
2025-400-OC	Burlington Coat Factory of KY, Inc.	7659-7747 Mall Road	25-139-4
2025-401-OC	GT Enterprise, LLC	8780 US 42 Hwy	25-141-2
2025-402-OC	Happy Tobacco Inc.	8449-8459 US 42 Hwy	25-312-4
2025-403-OC	Remke's Market	6920 Burlington Pike	25-173-14

FIRE PREVENTION CASES: (0)

CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (73)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-136-ZG/PM	Florence Kentucky Holdings LLC	8035 Action Blvd	25-391-1
2025-137-NU/ZG/PM	Viveros Properties LLC	8025 Dream Street	25-884-1
2025-138-ZG/PM	Mary E. Knipp	11 Lake Drive	25-871-1
2025-139-NU/PM	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1123-2
2025-141-NU/PM/ZG	Speedway SuperAmerica LLC	8240 US 42 Hwy	25-630-1
2025-142-PM	David & Melissa Close	44 Vivian Drive	25-927-1
2025-143-NU	Jerry & Pamela Jean Wheeler	76 W. Cobblestone Court	25-777-2
2025-144-NU/ZG	Charlotte Marie Moore	7 Beverly Place	25-1130-1
2025-145-NU/PM/ZG	Jenny Rice	320 Center Street	25-771-2
2025-146-NU/PM	HS HD LLC	430 Meijer Drive	25-709-2
2025-147-NU/PM	Raymundo Ramos Hernandez	12 Sweet Briar Avenue	25-833-1
2025-149-NU/PM	Conrad Brothers Investors, LLC	8114 US 42 Hwy	25-1119-1
2025-150-NU	Madison E. Paul	32 New Uri Avenue	25-1192-1
2025-151-NU/PM	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1123-3
2025-152-NU/PM/ZG	Jenny Rice	320 Center Street	25-771-3
2025-153-ZG/PM	National Retail Properties LP	7908 Dream Street	25-284-2
2025-154-NU/PM	Deborah J. Vickers	42 Vivian Drive	25-928-1
2025-155-NU/ZG	Charlotte Marie Moore	7 Beverly Place	25-1130-2
2025-158-NU/ZG/PM	Judith A. Jones	7773 Ravenswood Drive	25-897-1
2025-159-NU/PM	Raymundo Ramos Hernandez	12 Sweet Briar Avenue	25-833-2
2025-160-PM	Matthew J. Chalk	415 Kentaboo Avenue	25-1137-1
2025-161-PM	Macy's Retail Holdings, LLC	4000 Mall Circle Road	25-1043-5
2025-162-ZG	New Plan Property Holding Co.	7659-7747 Mall Road	24-2005-1
2025-163-NU/ZG	RHS Oakwood LLC	6908-6938 Oakwood Drive	25-668-1
2025-165-NU/PM	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1123-4
2025-166-PM	National Retail Properties LP	8055 US 42 Hwy	25-816-1
2025-167-PM/ZG	SVC ABS LLC	7843 US 42 Hwy	25-1168-1
2025-168-ZG	DMG Rentals 4, LLC	734-789 Alexandras Avenue	24-2002-2
2025-169-NU/PM/ZG	Jenny Rice	320 Center Street	25-771-4
2025-170-NU/PM	Andre L. Hill	64 Utz Drive	25-1230-1
2025-171-PM/NU	Rodrigo O. Mejia	7914 Dream Street	25-939-1

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2025-172-ZG/PM	KPR Development Group LLC	7931 Dream Street	25-944-1
2025-174-ZG	AJL Properties LLC	7456 Burlington Pike	25-1180-1
2025-175-ZG	Jenny Rice	320 Center Street	25-1237-1
2025-176-PM	Christopher R. Miller	308 Roberta Avenue	23-2430-9
2025-177-NU/PM	Christopher R. Miller	308 Roberta Avenue	25-1250-1
2025-178-NU/PM	Glostora L. Flores III	6 Smith Street	25-1267-1
2025-179-NU/PM	Deborah J. Vickers	42 Vivian Drive	25-928-2
2025-180-NU/ZG	Charlotte Marie Moore	7 Beverly Place	25-1130-3
2025-181-ZG	Richard Andrew Chamberlain Jr.	9433 Gettysburg Lane	25-1110-2
2025-182-NU/PM/ZG	Vincent, Brenda & Raymond Burns	26 Julia Avenue	22-663-50
2025-183-NU	Vincent, Brenda & Raymond Burns	26 Julia Avenue	25-1460-1
2025-184-SW	Hopeful Trails Subdivision Homeowner	Parcel C Sec 1 Hopeful Trails	25-756-2
2025-185-NU/PM/ZG	Jose M Tineo Hernandez	8 Smith Street	25-1266-1
2025-186-PM	Hari Om Properties LLC	7009 Dixie Hwy	25-684-1
2025-187-NU	JJC Real Estate Holdings LLC	7 Goodridge Drive	25-1228-1
2025-188-NU/ZG/PM	Judith A Jones	7773 Ravenswood Drive	25-897-2
2025-189-NU/PM/ZG	Jenny Rice	320 Center Street	25-771-5
2025-190-ZG/PM/NU	Heilian Pong	6420 Dixie Hwy	25-708-1
2025-191-PM	Benenson Flo KY LLC Property Tax #0555	4949 Houston Road	25-1302-1
2025-192-CO	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1499-1
2025-193-ZG	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1287-1
2025-194-PM/NU	Helen E. Cheyne	210 Center Park Drive	25-1321-1
2025-195-PM/NU	Charles E. Donovan	304 Center Park Drive	25-1322-1
2025-196-PM	Julie Hotard	232 Center Street	25-1320-1
2025-197-PM	Gregory L. Ryan	112 Center Street	25-1333-1
2025-198-PM	William T. Bahring	216 Claxon Drive	25-1328-1
2025-199-ZG	Brittany Cotton	204 Claxon Drive	25-1329-1
2025-200-PM	Loren Dale & Kathy S. Mains	406 Foster Avenue	25-1323-1
2025-201-PM	NADG NNN HTRS (KY) LP	7200 Houston Road	25-1364-1
2025-202-PM	Anna Lee Denton Estate	7408 Liberty Court	25-1326-1
2025-203-NU	Talyah Button	2684 Ridgecrest Drive	25-1277-1
2025-204-ZG	Angela Combs	2770 Running Creek Drive	25-1288-1
2025-205-ZG	Jose Daniel Montes	32 Wallace Avenue	25-1298-1
2025-206-ZG	Kaitlyn Trapp	7797 Arrow Wood Drive	25-1238-1
2025-207-NU/ZG	Charlotte Marie Moore	7 Beverly Place	25-1130-4
2025-208-ZG	AJL Properties LLC	7456 Burlington Pike	25-1180-2
2025-209-NU	Craig Payne	15 N. Dilcrest	25-1270-1
2025-210-PM	Matthew J. Chalk	415 Kentaboo Avenue	25-1137-2
2025-211-PM	Conrex ML SMA 2019 Operating Company LLC	43 Surrey Court	25-1436-1
2025-212-PM	Mason Jones	9 Sweetbriar Avenue	25-1337-1
2025-213-NU/PM	Franklin D. Schwab	18 Thorne Hill Drive	25-1467-1

Officer Rice requested Case # 2025-163-NU/ZG, Citation # 25-668-1 issued to RHS Oakwood LLC at 6908-6938 Oakwood Drive be dismissed. Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case No. 2025-178-NU/PM, Citation # 25-1267-1 issued to Glostora L. Flores III at 6 Smith Street be dismissed. Board Member Sharp made a motion to dismiss the citation. Board Member Howard followed with a second. **Motion carried by unanimous vote.**

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PAID/RESOLVED CASES: (9)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-353-OC	Bluegrass Tattoo	217 Main Street	25-495-1
2025-356-OC	Build-a-Bear Workshop	2028-2164 Mall Circle Road	25-1003-1
2025-383-OC	Herma Holdings S C Inc. c/o Montik Mg	100 Meijer Drive	23-134-17
2025-396-OC	Heights Finance	13 Oblique Street	25-339-2
2025-148-WS	PIPA LLC	8605 Haines Drive	25-1217-1
2025-156-NU/PM	HS HD LLC	430 Meijer Drive	25-709-3
2025-157-NU/ZG/PM	George Higdon Holdings LLC	6555 Nicholas Street	25-713-1
2025-164-ZG	Joshua Andrew Isles	8 Sanders Drive	25-659-2
2025-173-NU	Ashley Coleman	234 Merravay Drive	25-1233-1

CONTINUED CASES (3):

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. Mr. Helmer explained that the plans were submitted, and he was awaiting approval to proceed with the repairs.

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

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: Case was for an occupational license violation. Occupational license was not in compliance. Officer Macaluso stated that Ms. Presti was making payments and requested a six month continuance to allow her to pay off the balance to bring the occupational license into compliance.

Board Member Spille made a motion to continue the case for six months. Board Member Howard 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. Property is in compliance. Officer Carpenter requested the citation be dismissed.

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

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ATTORNEY'S REPORT:


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

ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on September 3, 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 Spille. **Motion passed with unanimous approval of the Board**, the time being 10:14 a.m.

ATTEST:


Melissa Kramer, Secretary

APPROVED:


Jim Johnson, Chairman

