



**CODE ENFORCEMENT BOARD
MINUTES: WEDNESDAY, SEPTEMBER 3, 2025**

The City of Florence, Kentucky Code Enforcement Board met at 10:00 a.m. on Wednesday, September 3, 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; Emily Schaefer, Code Enforcement Officer; Jeremiah Rice, Code Enforcement Officer; Randy Childress, Fire Marshal; and Justin Tucker, Police Officer.

In the audience: Rindy Phillips, contested case; Judy Jones, contested case; Abdelrazak Hindy, contested case; Sunil Kadika, contested case; Craig Jones, contested case; Maimoona Sumra, contested case; Steven Brann, contested case; Sabree Brewer, continued case; and Thomas Judd, observer.

APPROVAL OF MINUTES:

Chairman Johnson called for a motion to approve the minutes of the August 6, 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: (10)

**Contested Case # 2021-1308-OC
60 Cavalier Blvd.**

**City of Florence vs. Patricia Ann Knipper
Citation # 21-2651 (1-5)**

Officer Macaluso presented the case as follows: Case was for an occupational license violation. Five citations were issued in the amount of \$1,100. No city expenses were incurred.

Officer Macaluso stated Ms. Knipper had not conducted business within the City of Florence since 2019. The business had been labeled inactive in the Finance Department. Officer Macaluso requested the citations be dismissed.

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

**Contested Case # 2024-433-OC
2028-2164 Mall Circle Road
Contested by: Craig Jones**

**City of Florence vs. Great American Cookie
Citation # 24-150 (1-7)/ 25-1005-1**

Officer Rice presented the case as follows: Case was for an occupational license violation. Eight citations were issued in the amount of \$1,7050. No city expenses were incurred. Occupational license is in compliance.

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Craig Jones appeared on behalf of Great American Cookie.

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

Contested Case # 2025-174-ZG
7456 Burlington Pike
Contested by: Rola Henson or Khaled Hamad

City of Florence vs. AJL Properties, LLC
Citation # 25-1180 (1-3)

Officer Rice presented the case as follows: Case was for a temporary storage trailer with no permit. Three citations were issued in the amount of \$500. No city expenses were incurred. Trailer was removed and the property is in compliance. Officer Rice requested the citations be dismissed.

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

Contested Case # 2025-191-PM
4949 Houston Road
Contested by: Reid McDaniel

City of Florence vs. Sams Club
Citation # 25-1302-1

Officer Rice presented the case as follows: Case was for the landscaping condition. One citation was issued in the amount of \$50. No city expenses were incurred. Property is in compliance. Officer Rice requested the citation be dismissed.

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

Contested Case # 2025-216-NU/PM
410 Kentaboo Ave.

City of Florence vs. Abdelrazak Hindy
Citation # 25-1172 (1-2)

Officer Rice presented the case as follows: Case was for high weeds and grass, trash and debris, and a dead tree on the property. Two citations were issued in the amount of \$600. No city expenses were incurred. Property is not in compliance.

Abdelrazak Hindy appeared before the board.

Officer Rice stated the high weeds and grass had been cut and the trash and debris was removed. The tree was cut down but was not removed.

Mr. Hindy stated the contractor cut down the tree the day prior and was planning to return to remove the rest of the tree within the next couple of weeks.

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

Contested Case # 2025-212-PM
9 Sweetbriar Ave.

City of Florence vs. Mason Jones
Citation # 25-1337 (1-2)

Officer Rice presented the case as follows: Case was for landscaping condition. Two citations were issued in the amount of \$200. No city expenses were incurred. Property is in compliance. Officer Rice requested the citations be dismissed.

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

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Contested Case # 2025-243-PM
8218 N. Dilcrest Circle

City of Florence vs. Maimoona Sumra
Citation # 25-1542-1

Officer Rice presented the case as follows: Case was for landscaping condition. One citation was issued in the amount of \$50. No city expenses were incurred. Property is in compliance.

Maimoona Sumra appeared before the board.

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

Contested Case # 2025-158-NU/ZG/PM
7773 Ravenswood Drive

City of Florence vs. Judith Jones
Citation # 25-897 (1-2)

Officer Macaluso presented the case as follows: Received complaint regarding property and neighbor allowed access to the rear of the property through their yard. Case was for trash and debris, unlicensed/disabled vehicle, landscaping condition, accessory structure location, and zoning permit required. Two citations were issued in the amount of \$1,200. No city expenses were incurred. Property is in compliance.

Judy Jones appeared before the board.

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

Contested Case # 2025-257-NU/PM
24 Morris Street
Contested by: Rindy Phillips

City of Florence vs. Josh Phillips
Citation # 25-1504-1

Officer Rice presented the case as follows: Case was for high weeds, landscaping condition, and unsafe premises for dead tree on the property. One citation was issued in the amount of \$150. No city expenses were incurred. Officer Rice stated the high weeds and landscaping were in compliance, but the dead tree still needed to be removed. Property is not in compliance.

Rindy Phillips appeared on behalf of Josh Phillips. Ms. Phillips stated she was in the process of selling her son's house and the closing date was set for September 22. She stated the potential buyers were aware of the issue with the tree and had agreed to remove the tree.

Ms. Phillips offered to provide Officer Rice the name of the contractor that would remove the tree.

Officer Rice requested the case be continued to ensure the property was brought into compliance or to confirm that the property was sold and the new owners would need to be held responsible for removal of the tree.

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

Contested Case # 2024-322-NU/PM
6809 Burlington Pike
Contested by: Sunil Kadakia

City of Florence vs. NKH Investment LLC
Citation # 24-104 (1-6)/ 25-1276- (1-2)

Officer Rice presented the case as follows: Case was for trash and debris on property, electrical landscaping installation, exterior walls in disrepair, unsafe premises, sidewalks and driveway in disrepair, high weeds, and landscaping condition. Nine citations were issued in the amount of \$3,800. City expenses in the amount of \$322 were incurred. A total of \$4,122 is currently owed. Property is in compliance.

Sunil Kadakia appeared on behalf of NKH Investment.

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Board Member Howard made a motion to dismiss the citations and uphold the city expense in the amount of \$322. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

PARKING CASES: (0) None

ANIMAL CONTROL CASES: (0) None

OCCUPATIONAL LICENSE CASES: (31)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-405-OC	Foot Locker	2028-2164 Mall Circle Road	25-987-2
2025-406-OC	The Children's Place	2028-2164 Mall Circle Road	25-988-2
2025-408-OC	Finish Line	2028-2164 Mall Circle Road	25-1004-2
2025-409-OC	Vicious	2028-2164 Mall Circle Road	25-1008-2
2025-411-OC	Bar La Perla Escondida LLC DBA Bar La Perla	7631-7639 Dixie Hwy	25-1203-1
2025-412-OC	Shail Ky LLC DBA Marathon (325500)	7811 Dixie Hwy	25-1207-1
2025-413-OC	Allied Communications Corp DBA Boost Mobile	6700-6704 Dixie Hwy	22-1930-17
2025-414-OC	CIVFI-KY1B0 1& KY1B02 LLC c/o Ricore	7107-7115 Industrial Road	21-2823-26
2025-415-OC	Piada Italian Street Food	7659-7747 Mall Road	22-1518-18
2025-416-OC	RFP HRG LLC DBA Rapid Fire Pizza	7541-7563 Mall Road	23-2450-7
2025-417-OC	PRZ F1, KY LLC	8559 US 42 Hwy	25-195-3
2025-419-OC	Cin-City Food Mart LLC DBA Ci City (317811)	8039 Burlington Pike	25-1202-1
2025-420-OC	Midwest CC Acquisitions LLC	8045-8059 Dixie Hwy	25-336-2
2025-421-OC	Real Estate Development LLC	7631-7639 Dixie Hwy	25-1090-2
2025-422-OC	Victory Furnishings	6801 Dixie Hwy	25-1214-1
2025-423-OC	LCS Ship Venture I LLC, DBA Magnolia Springs	7665 Ewing Blvd	25-231-3
2025-424-OC	FX Florence Road LLC	6985 Houston Road	22-58-23
2025-425-OC	Herma Holdings S C Inc c/o Montik Mg	100 Meijer Drive	23-134-18
2025-426-OC	El Palenque Inc DBA Torres Mexican Grill	8860 US 42 Hwy	25-1206-1
2025-427-OC	Foot Locker	2028-2164 Mall Circle Road	25-987-3
2025-428-OC	Vicious	2028-2164 Mall Circle Road	25-1008-4
2025-429-OC	Harras LLC	95 Meijer Drive	25-220-5
2025-430-OC	H&R Block East Enterprise Inc.	8045-8133 Connector Drive	25-1304-1
2025-431-OC	Ambleside Properties LLC	4512 Dixie Hwy	23-187-12
2025-432-OC	Mood, DBA Mood Smoke Shop	7708 Dixie Hwy	25-1396-1
2025-433-OC	Staples The Office Superstore	7659-7747 Mall Road	22-1479-20
2025-434-OC	Raymond E. Orfaly Revocable Trust	8228 US 42 Hwy	23-161-16
2025-435-OC	Burlington Coat Factory of KY, Inc.	7659-7747 Mall Road	25-139-5
2025-436-OC	Happy Tobacco Inc.	8449-8459 US 42 Hwy	25-312-5
2025-437-OC	Houston Glenway LLC	6825 Houston Road	24-1803-4
2025-438-OC	Great Lakes Ace Hardware Inc.	8515 US 42 Hwy	25-1431-1

Officer Rice requested Case # 2025-406-OC, Citation # 25-988-2 issued to The Children's Place located at 2028-2164 Mall Circle 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) None

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CITATIONS ISSUED – NO RESPONSE – FINAL ORDER: (59)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-215-NU/PM/ZG	Jenny Rice	320 Center Street	25-771-6
2025-217-NU/PM	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1123-6
2025-220-NU/PM	Anthony W. Hoh	12 Wallace Avenue	25-1486-1
2025-223-NU	Jerry & Pamela Jean Wheeler	76 W. Cobblestone Court	25-777-3
2025-226-PM/NU	Helen E. Cheyne	210 Center Park Drive	25-1321-2
2025-227-PM	Brendan M. Bamford	11 Dorcas Avenue	25-1505-1
2025-228-PM	102 Morris Street LLC	102 Morris Street	25-1503-1
2025-229-PM	Christopher R. Miller	308 Roberta Avenue	25-1250-2
2025-234-PM	Matthew J. Chalk	415 Kentaboo Avenue	25-1137-3
2025-236-NU	Matthew J. Chalk	415 Kentaboo Avenue	25-1273-1
2025-237-NU	VB One LLC	507 Kentaboo Avenue	25-1502-1
2025-238-NU/PM	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1123-7
2025-240-PM	Chester M. Mutters	416 Foster Avenue	23-993-22
2025-241-ZG/PM	Justin Edward Cobb	32 Julia Avenue	25-1459-1
2025-242-NU/PM	American Homes 4 Rent Properties Seven	9406 Lago Mar Court	25-1534-1
2025-245-NU/PM	G and J Family Revocable Trust	3 Lexington Avenue	25-1173-1
2025-246-NU/PM	National Retail Properties LP	6808 Burlington Pike	25-559-2
2025-247-PM/NU	Helen E. Cheyne	210 Center Park Drive	25-1321-3
2025-248-PM	Brendan M. Bamford	11 Dorcas Avenue	25-1505-2
2025-250-NU	Jenny Rice	320 Center Street	25-771-7
2025-251-ZG	Brent S. Yeager II	7 Greystone Court	25-1559-1
2025-252-PM	NADG NNN HTRS (KY) LP	7200 Houston Road	25-1364-2
2025-254-ZG	Kaitlyn Trapp	7797 Arrow Wood Drive	25-1238-2
2025-255-ZG	Franklin U. Ramirez	37 Red Clover Court	25-1543-1
2025-258-PM	Brendan M. Bamford	11 Dorcas Avenue	25-1505-3
2025-259-NS/PM	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1123-8
2025-260-PM	Christopher R. Miller	308 Roberta Avenue	25-1250-3
2025-261-NU/PM	VB Ten LLC	6 Rose Avenue	25-1598-1
2025-262-ZG/PM	Argana LLC	6801 Dixie Hwy	25-1213-1
2025-263-PM/NU	Shail Ky LLC DBA Marathon (325500)	7811 Dixie Hwy	25-1385-1
2025-265-PM	BKDL Investments LLC	6835 Houston Road	25-1369-1
2025-266-CO	Herma Holdings S C Inc c/o Montik Mg	100 Meijer Drive	25-1602-1
2025-267-PM/NU	Helen E. Cheyne	210 Center Park Drive	25-1321-4
2025-269-PM/NU	NAP Village at the Mall LLC	8039 Burlington Pike	25-1647-1
2025-270-NU	Jenny Rice	320 Center Street	25-771-8
2025-271-PM	Robert Read Blackwell	118 Center Street	25-1331-1
2025-272-PM	Matthew J. Chalk	415 Kentaboo Avenue	25-1137-5
2025-273-NU	VB One LLC	507 Kentaboo Avenue	25-1502-2
2025-274-NU/PM/ZG	Patel Family Trust	8001 Dream Street	25-942-1
2025-275-PM/ZG	Florence Hotel Inc.	7937 Dream Street	25-943-1
2025-276-PM	Pervis Hawkins	8580 Evergreen Drive	25-1490-1
2025-277-NU/PM	Florence Mall Realty LLC	2028-2164 Mall Circle Road	25-1123-9
2025-278-ZG	Angela Combs	2770 Running Creek Drive	25-1288-2
2025-279-NU/PM/ZG	Jose M Tineo Hernandez	8 Smith Street	25-1266-4
2025-280-PM	Steeplechae Hotel Inc.	7393 Turfway Road	25-1281-1

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2025-281-PM	Sandra Ante	8567 Winthrop Circle	25-1482-1
2025-282-NU/PM	Denigan I LLC	7222 Isaac Lane	25-1635-1
2025-283-NU	Caitlyn Alexis Ward	508 Kentaboo Avenue	25-1672-1
2025-284-ZG	7957 Mall Road LLC	7951-7965 Mall Road	25-1730-1

Officer Rice requested Case # 2025-196-PM, Citation # 25-1302-1 issued to Julie Hotard at 232 Center Street be reopened and dismissed. Board Member Rowland 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 citation. Board Member Sharp followed with a second. **Motion carried by unanimous vote.**

Officer Rice requested Case # 2025-245-NU/PM, Citation # 25-1173-1 issued to G&J Family Revocable Trust located at 3 Lexington Ave. be dismissed. Board Member Howard made a motion to dismiss the citation. Board Member Spille followed with a second. **Motion carried by unanimous vote.**

PAID/RESOLVED CASES: (15)

Case No.	City of Florence vs.	Citation Location	Citation No.
2025-404-OC	Remke's Market	6920 Burlington Pike	25-173-15
2025-407-OC	Build-a-Bear Workshop	2028-2164 Mall Circle Road	25-1003-2
2025-410-OC	Remke's Market	6920 Burlington Pike	25-173-16
2025-418-OC	Remke's Market	6920 Burlington Pike	25-173-17
2025-218-PM	7957 Mall Road LLC	7951-7965 Mall Road	25-1241-2
2025-219-PM	John Smith	30 Miriam Drive	25-1471-1
2025-221-NU	Blair Properties LLC	7507 US 42 Hwy	25-1227-1
2025-222-NU	Joshua Lee Evans	8458 Village Drive	25-1268-1
2025-224-PM	Joshua Denigan	3 Airview Avenue	25-1376-1
2025-230-NU	Shaun C. Russell, Jr.	30 Scott Street	25-1518-1
2025-231-ZG	Francisco Menendez	7 Wallace Avenue	25-1484-1
2025-244-NU	Jennifer Franklin	7709 Walnut Creek Drive	25-1525-1
2025-249-NU	John F. Clifford	6831 Highridge Avenue	25-1557-1
2025-253-ZG	Grammas Capital Group Omega Retail	8460-8470 US 42 Hwy	25-1651-1
2025-264-ZG	Miro LLC	6885 Houston Road	25-1368-1

CONTINUED CASES: (1)

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

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

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

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

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

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OTHER:

Case # 2025-133-NU/PM/ZG
320 Center Street
Represented by: Steven Brann

City of Florence vs. Jenny Rice
Citation # 25-771 (1-6)/ 25-1237-1

Officer Rice presented the case as follows: Case was for trash and debris throughout property, landscaping condition, retaining wall, and vehicle on grass. Seven citations have been issued in the amount of \$4,250. No city expenses were incurred. Property is not in compliance.

Steven Brann appeared on behalf of Jenny Rice.

Officer Rice stated that he spoke with Mr. Brann and informed him that some repairs had been made to the property but there was still trash and debris in the yard. He stated that Mr. Brann did not receive this information very well and responded aggressively. Mr. Brann stated that his mother had been ill, and additional citations were affecting her health. He added that he had received complaints from neighbors regarding the trash in the yard.

Mr. Brann stated that his mother had been hospitalized five times since May, and he broke his foot in July. He had been too busy taking care of her and himself to be able to bring the property into compliance. Mr. Brann added that the notices received from the city regarding code enforcement issues were causing additional stress on his mother and making her more ill. He added that the number of notices they had received was excessive.

Chairman Johnson stated he would need to speak with the Code Enforcement Officer to obtain additional time and work with the city to ensure the property was being brought into compliance.

Mr. Brann stated he spoke with someone in the Public Services Department who should have noted the case but he continued to receive reminders.

Board Member Howard stated the reason they continue to receive notices was because the property had not been brought into compliance and additional citations would be issued until the property was cleaned up. He inquired as to how long issues had been occurring at this property.

Officer Rice stated the property had been a reoccurring issue for years.

Board Member Howard stated he was very sorry that Mrs. Rice was having health issues but the violations had been recurring since before she became ill. He added that he lived in the neighborhood and neighbors have complained to him about the property being in disrepair and Mr. Brann's aggressiveness toward them. Board Member Howard inquired of Mr. Brann when the property would be brought into compliance.

Mr. Brann stated that he had been working on the property and was informed by Officer Rice that progress had been made.

Board Member Howard agreed and added that until the property was brought into complete compliance, additional citations would continue to be issued.

Board Member Spille added that if Mr. Brann wanted the letters to stop, then he would need to bring the property into compliance.

Mr. Brann inquired again as to why they continue to receive the reminder letters.

Board Member Rowland stated that sending the reminder letters was part of the city's procedure and the city would continue to send letters until the property was brought into compliance.

Officer Carpenter stated that there had been 38 cases opened on the property located at 320 Center Street for various issues. He added that the prior cases had been addressed and closed but emphasized the property had reoccurring violations.

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Board Member Rowland inquired as to why items were being stored in the back yard such as vehicles and mattresses.

Mr. Brann denied the items were being stored in the backyard and stated the mattress was being used to remove items from the flower beds. He stated that there was only so much he could do on his own while also taking care of his mother and his children. Mr. Brann added that citations were issued at the discretion of the code enforcement officers and that any house in Florence could be cited.

Board Member Spille stated that they were not discussing any other property and informed Mr. Brann that he would not receive additional citations if the property was brought into compliance and if the property were to be brought into compliance the board would consider dismissing the citations.

Officer Schaefer inquired if Mr. Brann required assistance with bringing the property into compliance and inquired if he has a plan of action to bring the property into compliance.

Mr. Brann stated he did not require assistance and that he was working on bringing the property into compliance.

Board Member Sharp inquired as to how long he would need to bring the property into compliance.

Mr. Brann stated he would need thirty days.

Board Member Sharp made a motion to continue the case to the October meeting and if the property is not in compliance at that meeting the citations will be upheld. Board Member Spille followed with a second. **Motion carried by unanimous vote.**

ATTORNEY'S REPORT:

Attorney Nienaber stated the depositions for the Advanced Construction Services lawsuit were canceled and discovery requested had not been provided. He requested new deposition dates and had not received a response.

Attorney Nienaber stated he had a meeting last week with city officials and they had advised him to proceed with filing the foreclosure on the property located at 37 Goodridge Ave.

ADJOURNMENT:

Chairman Johnson reminded the Board the next meeting will be held on October 1, 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 Sharp. **Motion passed with unanimous approval of the Board**, the time being 10:34 a.m.

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, Secretary

APPROVED:

/s/ Jim Johnson
Jim Johnson, Chairman

