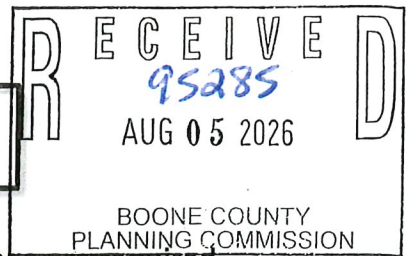


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

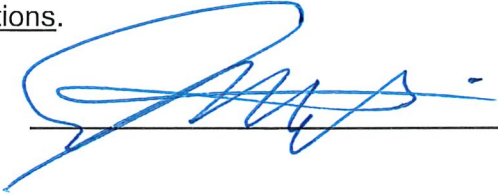
SECTION A: (To be completed by applicant)

1. Check One ☒ Boone ☐ Florence ☐ Walton ☐ Union
2. Check One ☒ Conditional Use Permit ☐ Variance ☐ Appeal
☐ Change in Non-Conforming Use
3. Applicant: George Aguilar
Address: 7755 plantation dr Apt #8
Florence Ky 41042
City State Zip Code
Phone Number: 859-756-7496 Fax Number: _____
Email: adnanaguilar6@gmail.com adnanaguilar6@gmail.com
4. Description of Request:
we're going to set up a food truck in a credit union parking lot and sell Mexican snacks and soft drinks
5. Name of Development: Eagle loan Aguilar Food Truck
6. Location of Development: 7791 Dixie Hwy Ste B.
Florence Ky 41042
City State Zip Code
7. Acreage Under Review: _____
8. Lot Number and Name of Subdivision (if part of a subdivision): _____
9. Current Owner: Duloc, LLC
Address: 7791 Dixie Hwy
Florence Ky 41042
City State Zip Code
Phone Number: 859 525-3070 Fax Number: N/A
Email: EReynolds@EAGLE.COM

~~wednesday~~
Thursday
Friday

10. Proposed Use(s) on Site: Food truck Saturday, Saturday-1pm-11pm
11. Total Square Footage of Existing and/or Proposed Buildings: _____
12. Current Zoning: C-2
13. 982 663 2043A
Deed Book Page Group Number
14. Is the site subject to a zone change: ☐ Yes ☐ No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: ☐ Yes ☐ No
16. Have you submitted a list of adjoining property owners with this request: ☐ Yes ☐ No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature:

 - EDWARD REYNOLDS
DULOC, LLC
MANAGING MEMBER

Applicant's Signature:



SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 8/5/26 Fee Received: \$1116⁰⁰ Receipt #: 95285
2. Is application complete: ✓
3. Staff Reviewer: Stan Giff
4. Scheduled Board Action Date: 9/10/26
5. Board Action: 9/10/26
☐ Approved
☒ Approved with Conditions (see #6)
☐ Denial (See #7)
6. Conditions of Approval: See attached, minutes, & clar.

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

CONDITION OF APPROVAL

APPLICANT: George Aguilar (Applicant) on behalf of Duloc, LLC (Owner)

LOCATION: 7791 Dixie Highway

ZONING: Commercial Two (C-2)

DATE: September 10, 2026

1. The following standards must be met:

- a. The mobile food/beverage truck, trailer, or cart shall be located on a hard surface area, per Section 3314 of the Zoning Regulations.
- b. The mobile food/beverage truck, trailer, or cart shall not:
 - Be located in a required parking space (the property must have parking that exceeds code).
 - Cause public safety issues, such as obstructing vehicle or building access points, sidewalks, driveway aisles, parking stalls, fire lanes, loading/unloading areas, or sight distance.
 - Have drive-through service, outdoor accessory dining, or set up portable canopies or tents.
- c. Any exterior lighting shall be hooded or shielded.
- d. Any propane tanks or generators must be attached to the truck.
- e. Signage shall be limited to the following:
 - Those that are painted on to the exterior of the food truck, trailer, or cart.
 - Those that are secured and mounted flat against the food truck, trailer, or cart.
 - Those that extend no more than six (6) inches from the exterior of the food truck, trailer, or cart.
 - One portable A frame sign which is located no more than 6' from the food truck, trailer, or cart. The sign shall be no more than 3.5' tall and 6 square feet in area.
- f. The food truck, trailer, or cart shall vacate the property when it is not being operated unless the operator owns or leases a building tenant space at the subject property. Non-operational food trucks, trailers, or carts shall not be stored in the front yard.
- g. The mobile food truck and beverage vendor must have the permission of the property owner or right-of-way holder before selling on a property.
- h. The mobile food and beverage vendor must have a valid Occupational License from the City of Florence and/or Boone County.
- i. The mobile food and beverage vendor must be licensed by the Northern Kentucky Health Department.

2. The location of the food truck shall be near the bus stop, adjacent to Dixie Highway, and approximately 100 feet from the existing entrances.

3. The area must be cleaned on a nightly basis and free of trash upon close of business for the day.

4. Generators shall be enclosed within an acoustic box.

5. Hours of operation shall be limited to the following:

Thursday - Friday, 2:00 pm to 7:00 pm

Saturday & Sunday, 2:00 pm to 10:00 pm

STAFF REPORT

#2

APPLICANT: George Aguilar (Applicant) on behalf of Duloc, LLC (Owner)

LOCATION: 7791 Dixie Highway

ZONING: Commercial Two (C-2)

DATE: September 10, 2026

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow a food truck within a C-2 Zone.

RELAVENT SITE HISTORY

- 1980 Based on information contained in the Boone County GIS, the site has been within a SR-1 Zone since 1980.
- 1985-1990 Historic aerial photography shows that the site was developed between 1985 and 1990.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
 - c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - e. Will create excessive additional requirements at public cost for public

- facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
2. Findings listed in Section 1002.2.A (Findings for Conditional Uses within the C-2 district):
- a. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service;
 - b. The activity will further add to, not detract from, the creation of a compact, multi-purpose, and pedestrian oriented commerce center; and;
 - c. The arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.
- C. Section 1002.A of the Boone County Zoning Regulations states that the purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.
- D. Section 3199 of the Boone County Zoning Regulations provides design standards for sites within designated Business Districts. Those design standards include standards such as architectural style and detail, entrances, windows, roofs, awnings, signage, and screening. Two additional requirements are for building materials and building colors which are as follows:

Building Material

The standard for Building materials state that Exterior wall materials shall include stucco/EIFS, architectural grade CMU, stone, brick or precast concrete. Metal buildings are prohibited. It is recommended that no more than thirty (30) percent of the front and side of a building facing a street shall be made of stucco/EIFS. Concrete block materials may only be used on the rear portion of a building. Fiber cement siding, which resemble traditional wood siding materials, can be used but not to exceed thirty (30) percent of the total amount of building materials used. Metal and vinyl materials may be used for incidental elements such as fascias and soffits.

Building Color

Building colors shall be low reflective, subtle, natural, neutral or earth tones, or dark color brick. The earth tones include shades of red, brown, gray, and subtle shades of green, and blue. The use of high intensity, bright (sharp contrast), or metallic color shall be prohibited, unless it is used for trim purposes. Color schemes shall be comprehensive and directly relate to the architectural design. Exterior colors shall be paired with features such as differing building materials, openings, and/or three-dimensional changes in the facades.

E. Section 3504.A.4.b of the Boone County Zoning Regulations states the following:

1. Food Trucks shall only be allowed in Commercial districts as a Conditional Use (this applies to the City of Florence only).
2. Must be licensed by the Northern Kentucky Health Department.
3. Must obtain any required occupational license.
4. Must obtain any required right-of-way or business permits.
5. Must be located on a paved, hard surface.
6. Cannot be located in any required parking space, loading/unloading space, or drive aisle.
7. Drive-through service shall be prohibited.
8. Any exterior lighting shall be hooded or shielded.
9. Signage shall be limited to the following:
 - a. Those that are painted on or attached to the exterior of the food truck.
 - b. Those that are secured and mounted flat against the food truck.
 - c. Those that extend no more than six (6) inches from the exterior of the food truck.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2045 Future Land Use Plan designates the site for "Commercial" uses, and Developmentally Sensitive, which are described as follows:

This future land use map classification is defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.

B. Dixie Highway (US 25) is a KYTC maintained arterial street, providing for two-way traffic within two lanes in each direction and a center turn median. The posted speed limit on US 42 is 45 mph. There are sidewalks along both sides of the roadway.

SITE CHARACTERISTICS

A. The approximate 4.7-acre area is located on the east side of US Highway 25 and on the north side of Manderlay Drive.

B. The site has approximately five hundred and seventy (570) feet of frontage along US Highway 25 and four hundred and fifty (450) feet of frontage along Manderlay Drive.

- C. The site is currently occupied by a multi-tenant building, totaling approximately 43,200 square feet. An approximate 101,500 square foot parking lot provides ample parking. The building is currently occupied by Sims Furniture and Eagle Loan.

SURROUNDING LAND USES AND ZONING

North: Fitzgerald Subdivision (SR-1) & Dollar General (C-2)
South: Multiple commercial users (C-2)
East: Locust Lane Apartments (R-1F)
West: Various commercial users (C-1)

PROPOSED DEVELOPMENT

- A. The applicant is requesting a Conditional Use Permit to allow a food truck to be located on the property. The applicant has stated they are willing to use any designated location on the property. They are asking to use the site Wednesday through Sunday from 7:00 PM – 11:00 PM.

CITY OF FLORENCE COMMENTS

1. Please have the applicant address the following:
 - a) Define where the truck would be located when it is operating and not operating.
 - b) Clarify the days and hours the truck would be located on site (see #10 on the application).
 - c) The hours of operation on a typical business day:
 - Would the truck be located on site from Wednesday to Saturday or Saturday to Saturday?
 - Would the truck be parked on site 24 hours a day (7 PM – 7 PM)?
2. The Zoning Update has begun, and City staff has drafted updated regulations for food trucks. These **draft** regulations read as follows:

Mobile food and beverage vendors shall be permitted as a conditional use within commercial zoning districts if they seek to sell food and drink products from a given property for more than a 15-minute time interval. A Conditional Use Permit shall be required for every commercial property where the mobile food and beverage vendor intends to operate. A Minor Site Plan or Zoning Permit shall be approved once a Conditional Use Permit is approved to verify all conditions of approval have been addressed.

The following standards must be met:

- a. The mobile food/beverage truck, trailer, or cart shall be located on a hard surface area, per Section 3314 of the Zoning Regulations.
- b. The mobile food/beverage truck, trailer, or cart shall not:

- Be located in a required parking space (the property must have parking that exceeds code).
 - Cause public safety issues, such as obstructing vehicle or building access points, sidewalks, driveway aisles, parking stalls, fire lanes, loading/unloading areas, or sight distance.
 - Have drive-through service, outdoor accessory dining, or set up portable canopies or tents.
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- f. The food truck, trailer, or cart shall vacate the property when it is not being operated unless the operator owns or leases a building tenant space at the subject property. Non-operational food trucks, trailers, or carts shall not be stored in the front yard.
- g. The mobile food truck and beverage vendor must have the permission of the property owner or right-of-way holder before selling on a property.
- h. The mobile food and beverage vendor must have a valid Occupational License from the City of Florence and/or Boone County.
- i. The mobile food and beverage vendor must be licensed by the Northern Kentucky Health Department.
3. Recommended conditions if the application is approved:
- a. The applicant shall comply with the draft food truck regulation standards.

Note – the Board should discuss the above-referenced letter 'f.' if the applicant doesn't lease a tenant space in the building and wants to leave the truck on the property 24 hours a day. At the very least, City of Florence Staff recommend a condition which would prohibit the food truck from being parked in the front yard when it is not in operation.

STAFF COMMENTS

- A. The Board should evaluate whether the proposed use meets the findings listed in Section 1002.2.A (Findings for Conditional Uses within the C-2 district):
- a. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service;
 - b. The activity will further add to, not detract from, the creation of a compact, multi-purpose, and pedestrian oriented commerce center; and;
 - c. The arrangement of uses, buildings, or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.
- B. Staff have been told by the applicant that they intend to remove the food truck from the site each evening and return it to a storage facility. The Board should consider whether a condition is appropriate regarding the location of the truck when not in operation, but only if it was left on this site.

CONCLUSION

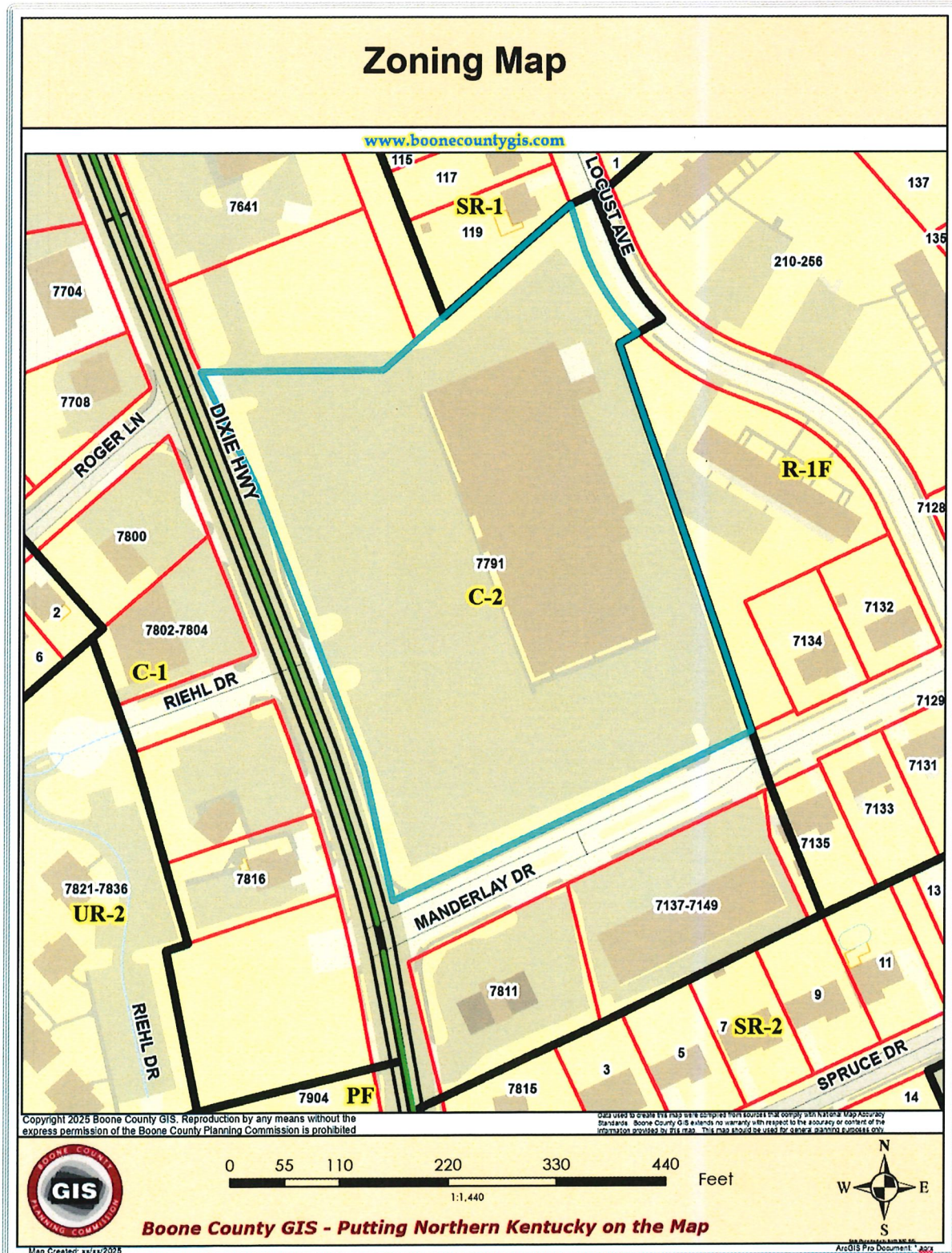
- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

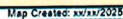
Respectfully Submitted,

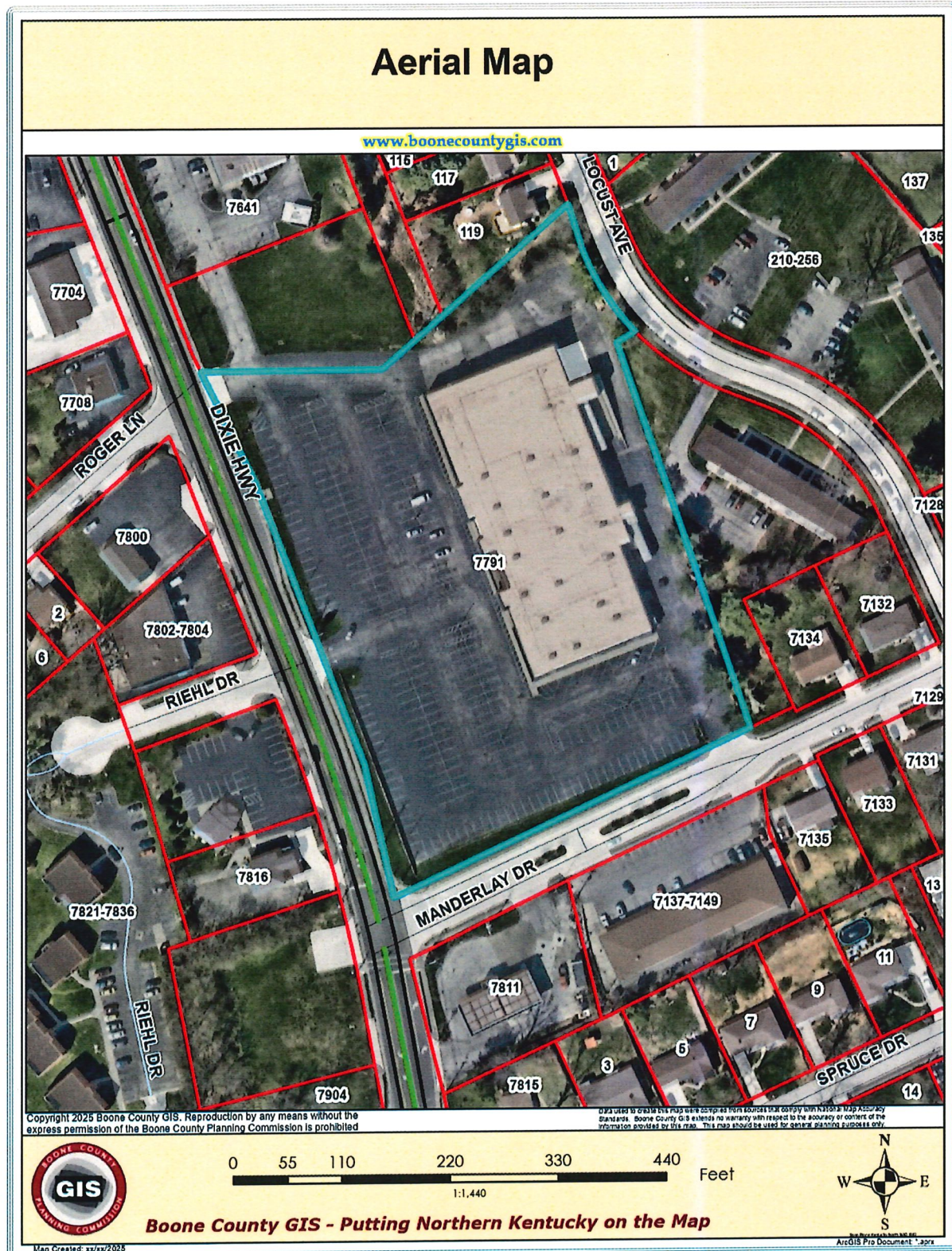


Steven C. Lilly, PLS, GISP
Planner, Zoning Services

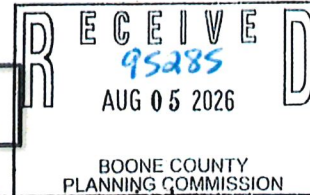
SCL/nd







**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

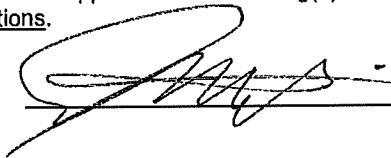
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2. Check One ☒ Conditional Use Permit ☐ Variance ☐ Appeal
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City State Zip Code
Phone Number: 859-756-7196 Fax Number: _____
Email: adnanaguilar6@gmail.com adnanaguilar6@gmail.com
4. Description of Request:
we're going to set up a food truck in a credit union parking lot and sell Mexican snacks and soft drinks
5. Name of Development: Eagle born Aguilar Food Truck
6. Location of Development: 7791 Dixie Hwy Ste B.
Florence Ky 41042
City State Zip Code
7. Acreage Under Review: _____
8. Lot Number and Name of Subdivision (if part of a subdivision): _____
9. Current Owner: Duloc, LLC
Address: 7791 Dixie Hwy
Florence Ky 41042
City State Zip Code
Phone Number: 859 525-3070 Fax Number: N/A
Email: EREYNOLDS@EAGLE.COM

Board of Adjustment
Page 2

~~Wednesday~~
Thursday
Friday

10. Proposed Use(s) on Site: Food truck Saturday, Saturday - 1pm - 11pm
11. Total Square Footage of Existing and/or Proposed Buildings: _____
12. Current Zoning: C-2
13. 982 1063 2043A
Deed Book Page Group Number
14. Is the site subject to a zone change: ☐ Yes ☐ No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: ☐ Yes ☐ No
16. Have you submitted a list of adjoining property owners with this request: ☐ Yes ☐ No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature:

 EDWARD PARNAS
DULOC, LLC
MANAGING MEMBER

Applicant's Signature:

Adm

COPY

CLUR #26-FBOA-005-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
DULOC LLC
7791 Dixie Hwy
Florence, KY 41042
2. ADDRESS OF PROPERTY
7791 Dixie Hwy
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Aguilar Food Truck
4. DEED BOOK 982 PAGE NO. 663 GROUP NO. 2043A
5. TYPE OF RESTRICTION(S) (Check all that apply)

☐ Zoning Map Amendment: From _____ To _____	☒ Conditional Use Permit
☐ Development Plan	☐ Conditional Zoning
☐ Subdivision Plat (Not Recorded)	☐ Other:
☐ Variance	
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

Steven C. Lilly, Planner

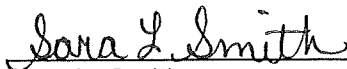
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Steven C. Lilly on behalf of the Boone

County Planning Commission this 11th day of September, 2026.



Sara L. Smith

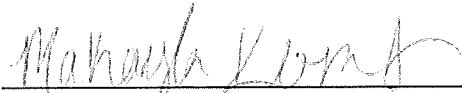
Notary ID KYNP52540

NOTARY PUBLIC, State at Large

My commission Expires:

May 27, 2030

This instrument was prepared for recording purposes only by:



Makayla Kerns

Boone County Planning Commission

2950 Washington Street, Room 317

P.O. Box 958

Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of September 11th, 2026, Certificate of Land Use Restriction (#26-FBOA-005-A), for DULOC LLC, Property Owner(s).

1. The following conditions will apply:

- a. The mobile food/beverage truck, trailer, or cart shall be located on a hard surface area, per Section 3314 of the Zoning Regulations.
 - b. The mobile food/beverage truck, trailer, or cart shall not:
 - Be located in a required parking space (the property must have parking that exceeds code).
 - Cause public safety issues, such as obstructing vehicle or building access points, sidewalks, driveways aisles, parking stalls, fire lanes, loading/unloading areas, or sight distance.
 - Have drive-through service, outdoor accessory dining, or set up portable canopies or tents.
 - c. Any exterior lighting shall be hooded or shielded.
 - d. Any propane tanks or generators must be attached to the truck.
 - e. Signage shall be limited to the following:
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 - Those that extend no more than six (6) inches from the exterior of the food truck, trailer, or cart. The sign shall be no more than 3.5' tall and 6 square feet in area.
 - f. The food truck, trailer, or cart shall vacate the property when it is not being operated unless the operator owns or leases a building tenant space at the subject property. Non-operational food trucks, trailer, or carts shall not be stored in the front yard.
 - g. The mobile food and beverage vendor must have the permission of the property owner or right-of-way holder before selling on a property.
 - h. The mobile food and beverage vendor must have a valid Occupational License from the City of Florence and/or Boone County.
 - i. The mobile food and beverage vendor must be licensed by the Northern Kentucky Health Department.
The location of the food truck shall be near the bus stop, adjacent to Dixie Highway, and approximately 100 feet from the existing entrances.
2. The area must be cleaned on a nightly basis and free of trash upon close of business for the day.
 3. Generators shall be enclosed within an acoustic box.
 4. Hours of operation shall be limited to the following:
 - Thursday - Friday 2:00 pm to 7:00 pm
 - Saturday & Sunday 2:00 pm to 10:00pm

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 982

PAGE NO. 663

GROUP NO. 2043A