



**Office of the Kentucky Secretary of State (USPS Certified Mail)**

Land Office Division  
Room T40, Capitol Annex  
702 Capitol Avenue  
Frankfort, KY 40601

**Justin Crigler, Boone County Clerk (USPS Certified Mail)**

P.O. Box 874  
Burlington, KY 41005

**Address Management Systems (USPS) (USPS First-Class Mail)**

1591 Dalton Avenue Room 351 B  
Cincinnati, OH 45234

**Postmaster (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

Florence Post Office  
7101 Turfway Road  
Florence, KY 41042

**Cincinnati Bell (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

221 East 4<sup>th</sup> Street  
Cincinnati, OH 45202

**Duke Energy (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

424 Gest Street, Room 317  
Cincinnati, OH 45202

**Spectrum (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

7906 Dixie Highway  
Florence, KY 41042

**Kentucky League of Cities (USPS First-Class Mail)**

**ATTENTION: LAND ANNEXATION**

100 E. Vine Street, Suite 800  
Lexington, KY 40507

**Boone County Board of Education** (USPS First-Class Mail)  
**ATTENTION: LAND ANNEXATION**  
8330 U.S. 42  
Florence, KY 41042

**Owen Electric Cooperative, Inc.** (mcobb@owenelectric.com)  
**ATTENTION: LAND ANNEXATION**  
8205 Hwy 127 N  
P.O. Box 400  
Owenton, KY 40359-3036

**Rumpke** (brett.gaspard@rumpke.com)  
**ATTENTION: Brett Gaspard**  
1374 Bryan Griffin Road  
Butler, KY 41006

**Gary W. Moore** (judgemeore@boonecountyky.org)  
**Boone County Judge Executive**  
P.O. Box 900  
Burlington, KY 41005

**Jeff Earlywine** (jearlywine@boonecountyky.org)  
**Boone County Administrator**  
P.O. Box 900  
Burlington, KY 41005

**Kevin P. Costello** (kcostello@boonecountyky.org)  
**Executive Director**  
Boone County Planning Commission  
P.O. Box 900  
Burlington, KY 41005

**James Horton** (jhorton@boonecountyky.org)  
**GIS Data Analyst**  
Boone County Planning Commission  
P.O. Box 900  
Burlington, KY 41005

**Boone County GIS** (bcgis@boonecountyky.org)  
**ATTENTION: LAND ANNEXATION**  
P.O. Box 958  
Burlington, KY 41005

**Cindy Arlinghaus** (cindy.arlinghaus@boonecountyky.org)

**Administrator**

**Boone County Property Valuation**

P.O. Box 388

Burlington, KY 41005

**Jerald E. Noran** (jnoran@boonecountyky.org)

**Boone County Building Inspector**

Boone County Building Inspection Office

P.O. Box 960

Burlington, KY 41005

**Michael A. Helmig** (mhelmig@boonecountyky.org)

**Boone County Sheriff**

P.O. Box 198

Burlington, KY 41005

**Mark E. Ihrig** (mihrig@boonecountyky.org)

**Director**

Boone County Emergency Management

P.O. Box 960

Burlington, KY 41005

**James Staverman** (jstaverman@bcpscc.org)

**Director**

Boone County Public Safety Communications Center

Florence Government Center

8100 Ewing Boulevard

Florence, KY 41042

**Bill Viox** (bviox@vioxinc.com)

**Engineer**

Viox & Viox Inc.

466 Erlanger Road

Erlanger, KY 41018

**Northern Kentucky Area Development District** (info@nkadd.org)

**ATTENTION: LAND ANNEXATION**

22 Spiral Drive

Florence, KY 41042

**Linda J. Chapman** (linda.chapman@florence-ky.gov)

**Finance Director**

City of Florence

8100 Ewing Boulevard

Florence, KY 41042

**Scott Knoll** (scott.knoll@florence-ky.gov)  
**Florence Fire/EMS Chief**  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042

**Tom Grau** (tom.grau@florence-ky.gov)  
**Florence Chief of Police**  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042

**Eric Hall** (eric.hall@florence-ky.gov)  
**Florence Public Services Director**  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042

**Kenton County Airport Board**  
**Property Owner(s)**  
**ATTENTION: LAND ANNEXATION (USPS First-Class Mail)**  
P.O. Box 752000  
Cincinnati, OH 45275-2000

Dear Sirs and/or Madams:

Enclosed please find a certified copy of **City of Florence, Kentucky, Ordinance O-11-20:**


**ORDINANCE O-11-20:**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 2.735 ACRES LOCATED AT 6136 HOPEFUL CHURCH ROAD, ADJACENT TO THE CITY LIMITS. (DECASTRO MANAGEMENT, LLC PROPERTY)**

This property was annexed at the request of the Decastro Management, LLC, Owner. Exhibit A, the legal description, and Exhibit B, the plat map of said property, are included herewith.

The First Reading of Ordinance O-11-20 was held on the 25<sup>th</sup> day of August, 2020. The Second Reading of Ordinance O-11-20 was held on the 24<sup>th</sup> day of November, 2020. Ordinance O-11-20 was published in the Boone County Recorder on the 3<sup>rd</sup> day of December, 2020 at which time the Ordinance became statutorily official.

Please contact me if you require additional information.

Sincerely,  
  
Melissa Kramer  
City Clerk, City of Florence



To Whom It May Concern:

Enclosed please find a certified copy of **City of Florence, Kentucky, Ordinance O-11-20:**

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Please contact me if you require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Kramer".

Melissa Kramer  
City Clerk, City of Florence

I, Melissa Kramer, City Clerk of the City of Florence, Kentucky, do hereby certify the foregoing and the following five pages of Ordinance O-11-20 is a true, correct, and complete copy duly adopted by the City Council as same appears in the official records of my office.

Dated this 18<sup>th</sup> day of **December, 2020.**

A handwritten signature in blue ink that reads "Melissa Kramer".

Melissa Kramer  
City Clerk  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042-7588  
859-647-8177 (phone)  
859-647-5411 (fax)  
[melissa.kramer@florence-ky.gov](mailto:melissa.kramer@florence-ky.gov)  
[www.florence-ky.gov](http://www.florence-ky.gov)

## CLERK CERTIFICATION

I, Melissa Kramer, City Clerk of the City of Florence, Kentucky, do hereby certify the following **five (5) pages** of **Ordinance O-11-20** is a true, correct, and complete copy duly adopted by the City Council as same appears in the official records of my office.

Dated this **18<sup>th</sup>** day of **December, 2020**.



Melissa Kramer  
City Clerk  
City of Florence  
8100 Ewing Boulevard  
Florence, KY 41042-7588  
859-647-8177 (phone)  
859-647-5411 (fax)  
[melissa.kramer@florence-ky.gov](mailto:melissa.kramer@florence-ky.gov)  
[www.florence-ky.gov](http://www.florence-ky.gov)

**CITY OF FLORENCE, KENTUCKY**  
**READING SUMMARY**

**ORDINANCE NO. O-11-20**

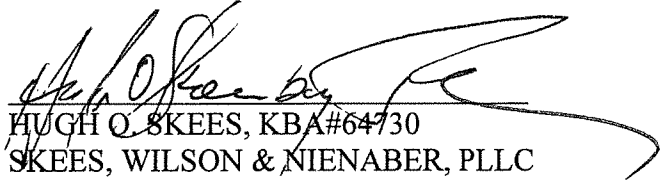
**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 2.735 ACRES LOCATED AT 6136 HOPEFUL CHURCH ROAD, ADJACENT TO THE CITY LIMITS. (DECASTRO MANAGEMENT, LLC PROPERTY)**

**SUMMARY**

This Ordinance annexes and makes a part of the City a tract of approximately 2.735 acres located at 6136 Hopeful Church Road, adjacent to the City limits. This annexation is in response to a request by the owner, to have the property become part of the City. The annexation will be complete upon second reading and publication of this Ordinance. After annexation the property shall be zoned Commercial Services District (C-3).

**CERTIFICATION**

I hereby certify that the foregoing is a summary of the contents of the Ordinance titled above and that it was prepared by me this 25 day of August, 2020, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.

  
HUGH O. SKEES, KBA#64730  
SKEES, WILSON & NIENABER, PLLC  
7699 Ewing Blvd., P.O. Box 756  
Florence, KY 41022-0756  
Phone: (859) 371-7407  
Fax: (859) 371-9872  
Email: rswandd@fuse.net

**CITY OF FLORENCE, KENTUCKY  
ORDINANCE NO. 0-11-20**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 2.735 ACRES LOCATED AT 6136 HOPEFUL CHURCH ROAD, ADJACENT TO THE CITY LIMITS. (DECASTRO MANAGEMENT, LLC PROPERTY)**

**WHEREAS**, the owner of record of the hereinafter described territory (the "territory"), has requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owner has given written consent to such annexation; and

**WHEREAS**, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City, and

**WHEREAS**, pursuant to K.R.S. 100.209(1) the City makes the election that prior to final action of annexation, the comprehensive plan and official zoning map of the City shall be amended to incorporate and establish zoning of Commercial Services District (C-3) with respect to the territory.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:**

**SECTION I**

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

- (a.) Is contiguous to the boundaries of the City, and
- (b.) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- (c.) Is not included within the boundary of another incorporated city.

**SECTION II**

That the territory, described in Exhibit "A" and shown on Exhibit "B" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

**SECTION III**

The owner of record of the territory has filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

**SECTION IV**

Pursuant to K.R.S. 100.209(1) the comprehensive plan and official zoning map of the City shall be amended to establish zoning for the territory as Commercial Services District (C-3).

**SECTION V**

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 25 DAY OF August, 2020.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 24 DAY OF November, 2020.

**APPROVED:**

Diane E. Whalen  
Diane E. Whalen, Mayor

**ATTEST:**

Melissa Kramer  
Melissa Kramer, City Clerk



# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road | 215B Main Street.  
Erlanger, Kentucky 41018 | Milford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000  
Fax: 859.727.8452

[www.vioxinc.com](http://www.vioxinc.com)

July 27, 2020

## DESCRIPTION OF 2.735 ACRES TO BE ANNEXED

Situated in Florence, Boone County, Kentucky, lying on the northwesterly side of Hopeful Church Road, northeast of Chancellor Court, and being all of the same property conveyed to DeCastro Management, LLC, by deed recorded in Deed Book 1134, page 278, of the Boone County Clerk's Office in Burlington, Kentucky and is more particularly described as follows:

**BEGINNING** at the most easterly common corner of DeCastro Management, LLC (Deed Book 1134, page 278) and Lot 1 of Ashcraft Subdivision (Plat Book 2, page 52), being in the northwesterly right-of-way of Hopeful Church Road;

**THENCE**, with said right-of-way S 40°10'35" W a distance of 205.07 feet to the common corner of DeCastro Management, LLC and Lot 10, Chancellor Estates (Plat Slide 241A);

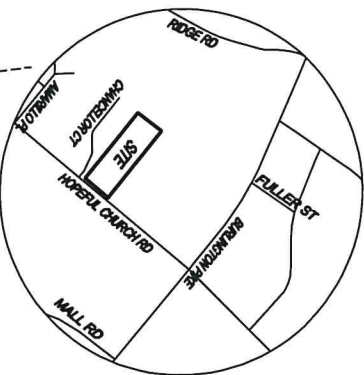
**THENCE**, leaving said right-of-way and with the common line of DeCastro Management, LLC and Lot 8, Lot 9 and Lot 10 N 51°04'49" W a distance of 574.32 feet to a point at the common corner of DeCastro Management, LLC and DeCastro Management, LLC (Deed Book 1101, page 623);

**THENCE**, with the common line of DeCastro Management, LLC, Hopeful Partners (Deed Book 862, Page 498) and DeCastro Management, LLC N 36°35'21" E a distance of 205.50 feet to the common corner of DeCastro Management, LLC, Hopeful Partners and Lot 3, Ashcraft Subdivision;

**THENCE**, with the common line of DeCastro Management, LLC, Lot 1, Lot 2 and Lot 3 S 51°03'01" E a distance of 587.18 feet to the point of beginning containing 2.735 acres.



*Ryan M. Hartig*



# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

498 Erlanger Road • Erlanger, Kentucky 41018  
 2158 Main Street • Milford, Ohio 45150  
 Ph: Erlanger (859) 727-3293 • Ph: Milford (513) 976-1000 • www.vioxinc.com

*Ryan M. Hartig*  
 Ryan M. Hartig  
 P.L.S. 4209  
 Date: 12/18/2020

Note: This plat was prepared using existing Boone County Planning Commission GIS information, deeds and plats of record and a field survey. This plat does not represent a boundary survey and was not prepared to standards of practice as defined by 201 KAR 18:150.



PLAT OF 2.735 ACRE  
 TO BE ANNEXED BY  
 FLORENCE, KENTUCKY  
 BOONE COUNTY KENTUCKY  
 NORTHWESTERLY SIDE OF HOPEFUL CHURCH ROAD  
 NORTHEAST OF CHANCELLOR COURT  
 JULY 27, 2020 SCALE: 1"=60'

VICINITY MAP  
 SCALE: 1"=1000'

LOT 3

LOT 2

LOT 1

Ashcraft Subdivision  
 Plat Book 2, Page 52

S51°03'01"E 587.18'

DeCastro Management LLC  
 D.B. 1101, Pg. 623

Hopeful Partners  
 D.B. 862, Pg. 498

Existing City of Florence Boundary

Existing City of Florence Boundary

N: 54°78'56.18"  
 E: 152°44'61.91"

LOT 7

LOT 8

LOT 9  
 Chancellor Estates  
 Plat Sike 247A

LOT 10

N51°04'49"W 574.32'

2.735 ACRES  
 DeCastro Management LLC  
 D.B. 1134, Pg. 278

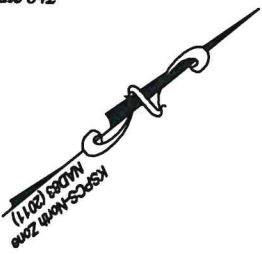
N: 54°75'52.06"  
 E: 152°50'41.05"

S40°10'35"W 205.07'

Hopeful Church Road  
 State Route 842

Existing City of Florence Boundary

Chancellor Court



Subhibit "B"