



**CODE ENFORCEMENT  
MODIFICATION HEARING AGENDA  
HEARING DATE & TIME: JANUARY 19, 2011 AT 9:00 am**

**Special Magistrate: Thomas H Dougherty**

**Agenda No.:** 001 **Status:** Removed  
**Respondent:** BETHEL CHURCH OF GOD, INC. **CEO:** Elpidio Garcia  
 6166 Plains Dr, Lake Worth, FL 33463  
**Situs Address:** 4610 Luzon Ave, Lake Worth, FL **Case No:** C-2007-08230037  
**PCN:** 00-42-44-24-12-000-0010 **Zoned:** RM

**Violations:**

<b>1</b>	<p><b>Details:</b> BETHEL CHURCH OF GOD IS IN VIOLATION OF ALL APPROVED CONDITIONS AND NO "SITE PLAN" HAS BEEN SUBMITTED AND APPROVED. (ZONING PETITION = CA2002-054 AND RESOLUTION NO. R-2003-0558)</p> <p><b>Code:</b> Unified Land Development Code - ARTICLE 2.A.1.P          Unified Land Development Code - ARTICLE 2.B.1.H.2</p> <p><b>Issued:</b> 12/13/2007 <b>Status:</b> MCEH</p>
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**cc:** Fairclough, Trevor L  
 Of God Inc, Bethel Church

**Agenda No.:** 002 **Status:** Active  
**Respondent:** Congregation L'Dor Va-Dor, Inc; Schwartz, Darrell **CEO:** Elpidio Garcia  
 7400 Lake Worth Rd, Lake Worth, FL 33467  
**Situs Address:** 7300 Lake Worth Rd, Lake Worth, FL **Case No:** C-2009-01270010  
**PCN:** 00-42-44-28-06-000-4392 **Zoned:** CG

**Violations:**

<b>1</b>	<p><b>Details:</b> Place of worship is being conducted from this location without the benefit of the proper approval is not permitted in a CG district</p> <p><b>Code:</b> Unified Land Development Code - 4.B.1.29.B.1 and Table 4.A.3.A-1</p> <p><b>Issued:</b> 01/27/2009 <b>Status:</b> MCEH</p>
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**Agenda No.:** 003 **Status:** Active  
**Respondent:** Congress Shopping Center LTD **CEO:** Kenneth E Jackson  
 1144 SE 3 Ave, Ft. Lauderdale, FL 33316  
**Situs Address:** 1000 N Congress Ave, West Palm Beach, FL **Case No:** C-2009-12090012  
**PCN:** 00-43-43-29-05-000-0200 **Zoned:** CG

**Violations:**

<b>1</b>	<p><b>Details:</b> Construction work has taken place at the premises without proper permits and approvals including: located by the front entrance-installing/erecting a bar, located in the main bar area, on the west side-removing interior walls, installing an onstage shower, installing primary electric for the ac units located on the roof and installing site lighting.</p> <p><b>Code:</b> PBC Amendments to the FBC 2007 Edition - 105.1</p> <p><b>Issued:</b> 12/16/2009 <b>Status:</b> CEH</p>
<b>2</b>	<p><b>Details:</b> Inspections prior to issuance of Certificate of Occupancy or Completion. The building official shall inspect or cause to be inspected, at various intervals, all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy or Certificate of Completion. In performing inspections, the building official shall give first priority to inspections of the construction, addition, or renovation to, inspections of the construction, addition, or renovation to, any facilities owned or controlled by a state university, state community college or public school district.</p> <p>Certificate of Completion. Upon satisfactory completion of a building, structure, electrical, gas, mechanical or plumbing system, a Certificate of Completion may be issued. This certificate is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a Certificate of Occupancy.</p> <p><b>Code:</b> PBC Amendments to the FBC 2007 Edition - 109.3.10          PBC Amendments to the FBC 2007 Edition - 110.4</p> <p><b>Issued:</b> 12/16/2009 <b>Status:</b> MCEH</p>





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**Violations:**

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| <b>1</b> | <p><b>Details:</b> A violation of any condition in a development order shall be considered a violation of this Code. Failure to comply with conditions of approval and approved site plan for Resolution #2006-0913 and Petition #1978-273 .</p> <p>Required or preserved vegetation that becomes damaged, diseased, removed or is dead shall be immediately replaced with plant material to comply with the approved standards and height requirements of this Article or conditions of approval, whichever is greater.</p> <p>*Missing required landscaping along the Military Trail and Elmhurst Road buffers as well as terminal islands.</p> <p><b>Code:</b> Unified Land Development Code - 2.A.1.P<br/>Unified Land Development Code - 2.B.2.H<br/>Unified Land Development Code - 7.E.7</p> <p><b>Issued:</b> 05/14/2009</p> | <p><b>Status:</b> MCEH</p> |
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cc: Code Enforcement  
Mcdonald'S

**ADJOURNMENT:**

**"IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. "**