



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-013

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

LLORET DE MAR CONDO
1001-1013 BEL AIR DR
HIGHLAND BEACH, FL 33487

Re: 1001-1013 BEL AIR DR CONDO Highland Beach FL 33487

YOU ARE HEREBY NOTIFIED that pursuant to Article V, Chapter 2 (Administration) of the Town of Highland Beach's Code of Ordinances, the Code Enforcement Board will be conducting a Code Enforcement Board meeting on **Tuesday, March 12, 2024, at 1:00 P.M., in the Library Community Room at 3618 South Ocean Boulevard**, regarding The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report. Lloret de Mar Condo is missing the required electrical report. (110.9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE, 6-27 Administrative amendments to Florida Building Code). During the meeting, a hearing will take place to determine whether you have violated one or more provisions and/or sections of the Town of Highland Beach's Code, as set forth in the attached "Violation Notice," sworn to by the Code Enforcement Officer of the Town of Highland Beach.

THEREFORE, YOU ARE HEREBY COMMANDED to be and appear before the Code Enforcement Board at the aforesaid place, date, and time. **IF YOU FAIL TO APPEAR, A JUDGMENT MAY BE RENDERED AGAINST YOU.**

ADDITIONALLY, YOU ARE ENTITLED to be represented by counsel, to present testimony and evidence, and to testify on your own behalf. Subpoenas for records, surveys, plats, and other materials and for witnesses may be requested and will be issued by the Code Enforcement Board upon proper request.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing notice has been furnished to the above-named addressee by posting on the door of the addressee's residence and by U.S. Postal Service Certified Mail, Return Receipt Domestic Mail, **SIGNED** this 21st day of February 2024.

Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4845

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582

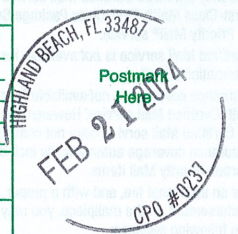
7021 1970 0002 3025 4845

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OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fees as appropriate)	3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	.68
Total Postage and Fees	8.73



Loret Del Mar Condo Association
Chateau Chaperones
720 Lucerne Ave #1031
Lake Worth Beach FL 33460

See Reverse for Instructions



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
LLORET DE MAR CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	751270
FEI/EIN Number	59-2502545
Date Filed	02/27/1980
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/24/2021

Principal Address

720 Lucerne Ave #1031
Lake Worth Beach, FL 33460

Changed: 01/17/2023

Mailing Address

720 Lucerne Ave #1031
Lake Worth Beach, FL 33460

Changed: 01/17/2023

Registered Agent Name & Address

chateau chaperones
720 Lucerne Ave #1031
Lake Worth Beach, FL 33460

Name Changed: 01/17/2023

Address Changed: 01/17/2023

Officer/Director Detail

Name & Address

Title Director, President, Treasurer

Soloway, Barrie
1009 BEL AIR DRIVE
HIGHLAND BEACH, FL 33487

Title Director and secretary

BRITT, KELLY
 1001 Bel Air Drive
 Highland Beach, FL 33487

Title Director and Vice President

Katz, Ronald
 1003 Bel Air Drive
 Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2022	02/02/2022
2022	03/30/2022
2023	01/17/2023

Document Images

01/17/2023 -- ANNUAL REPORT	View image in PDF format
10/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
10/27/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
10/26/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2021 -- REINSTATEMENT	View image in PDF format
03/16/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/30/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
12/19/2014 -- Reg_Agent Change	View image in PDF format
09/22/2014 -- Reg_Agent Resignation	View image in PDF format
03/08/2014 -- ANNUAL REPORT	View image in PDF format
02/14/2013 -- Amendment	View image in PDF format
01/07/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- Reinstatement	View image in PDF format



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

NOTICE OF HEARING / APPEARANCE

CASE NO. CC2023-12-013

TOWN OF HIGHLAND BEACH, FLORIDA

VS.

LLORET DE MAR CONDO
1001-1013 BEL AIR DR
HIGHLAND BEACH, FL 33487

**POSTED
ON PROPERTY**

2/21/24

DATE

Re: 1001-1013 BEL AIR DR CONDO Highland Beach FL 33487

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Adam Osowsky
Code Compliance Officer

Certified Mail: 7021 1970 0002 3025 4845

www.highlandbeach.us

Tel (561) 278-4548 • Fax (561) 265-3582





Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

December 20, 2023

LLORET DE MAR CONDO
1001-1013 BEL AIR DR
HIGHLAND BEACH, FL 33487

RE: Code Compliance Case No. CC2023-12-013

LLORET DE MAR CONDO,

Location : 1001-1013 BEL AIR DR CONDO
HIGHLAND BEACH FL, 33487

Complaint Description:

Compliant/Violation: The Association has failed to comply with the requirements of Section 110.9 (Recertification of Buildings) of the Town's Administrative Amendments to the Florida Building Code by failing to submit the required milestone inspection report. Lloret de Mar Condo is missing the required electrical report.

Correction: The owner of a building or structure subject to recertification shall submit, or cause to be submitted, to the Building Official, a Phase One/Two Report.

Correct by date: January 4, 2024 to prevent further code compliance actions.

110. 9(5) TOWN OF HIGHLAND BEACH ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7th Edition (2020) FLORIDA BUILDING CODE

RECERTIFICATION OF BUILDINGS AND COMPONENTS: Failure to Submit a Recertification Inspection Report or Timely Make Repairs/ Modifications.

In the event the owner fails to submit any required report by the specified deadline, fails to make changes and resubmit the Phase Two Report within the required timeframes upon a determination that the Phase Two Report does not satisfy the requirements of this section, or fails to complete (subject to all required permits) any major or critical repairs or modifications within the required timeframes, the Building Official may seek an order of enforcement through the Town' s code enforcement process or any other legal or equitable remedy provided by law.

6-27 Administrative amendments to Florida Building Code.

The town has amended and supplemented Chapter 1 of the Florida Building Code through the adoption of "Administrative Amendments." A copy of these administrative amendments shall be kept on file in the town building department and shall be available for inspection by members of the public.



Town of Highland Beach

3616 South Ocean Blvd.
Highland Beach, FL 33487
Phone: 561-278-4540
Fax: 561-278-2606

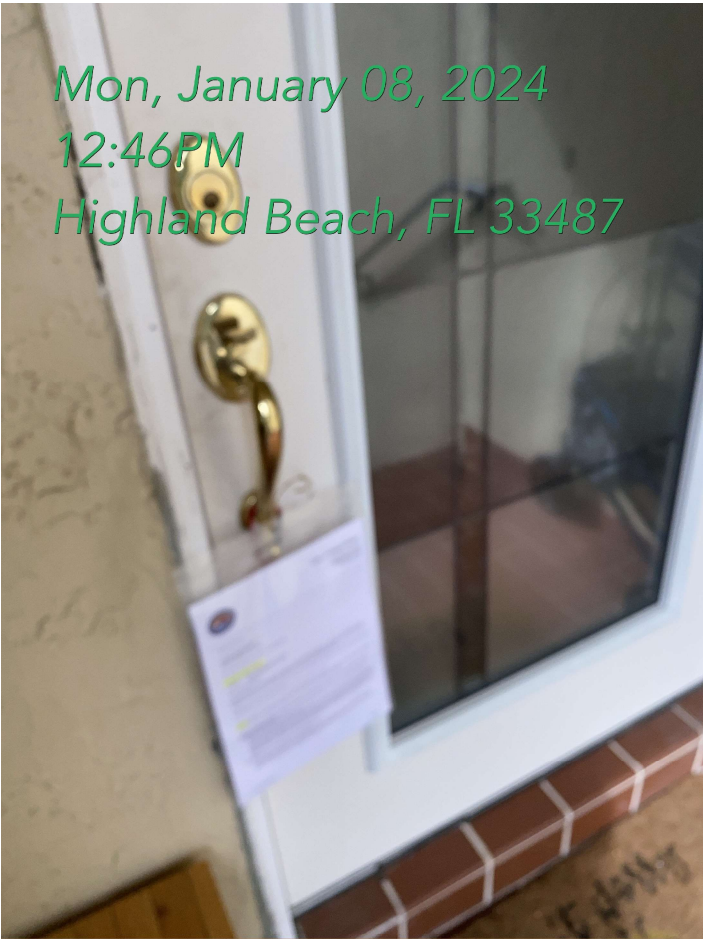
Failure to comply by the above date will result, without any further notice, in you being summoned to appear before the town Code Enforcement board, which can result in a fine against the violator & property in the amount of \$250.00 per day for each day the violation exists. Your anticipated cooperation is greatly appreciated and simple compliance will resolve this matter easier than the formal process.

Should you have any questions, please contact the Code Compliance Officer for a reinspection at 561-278-4540 option 4.

Regards,

Adam Osowsky
CODE COMPLIANCE OFFICER
aosowsky@highlandbeach.us
5613516169

Evidence Sheet	
Case Number:	CC2023-12-013
Property Address:	1001-1013 BEL AIR DR CONDO
Officer:	Adam Osowsky



9589 0710 5270 1134 3538 85

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$ 4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 8.56

Total Postage and Fees \$ 12.46

Sent To cc2023-12-013 NOV
 LLORET DE MAR

Street and Apt. No., or P.O. Box No. r/a chateau chaperones
 720 Lucerne Ave #1031

City, State, ZIP+4® Lake Worth Beach, FL 33460

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 HIGHLAND BEACH, FL
 JAN 08 2024

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
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- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for International mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

PS Form 3800, January 2023 (Reverse) PSN 7530-02-000-9047

7021 0950 0000 8687 1998

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Certified Mail Fee \$ 4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.66

Total Postage and Fees \$ 8.56

Sent To cc202312013 NOV
 LLORET DE MAR CONDO ASS

Street and Apt. No., or P.O. Box No. ra chateau chaperones
 720 Lucerne Ave #1031

City, State, ZIP+4® Lake Worth Beach, FL 33460

PS Form 3800, April 20

Postmark Here
 HIGHLAND BEACH, FL
 DEC 20 2023

Certified Mail service provides the following benefits:

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PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047