

Summons/ Case # C23 11 0181

Evergreen Lakes Condominium Association INC

5001-5065 Wiles Rd

Violation: 6-51 Backflow Prevention Regulations: 2 Devices

IMPORTANT INSTRUCTIONS

You have been charged with a civil infraction which requires that you comply with one of the following options:

Option 1:

Pay the civil penalty as indicated on the reverse side by mail or in person. Payment must be received 24 hours prior to the scheduled hearing date at:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

DO NOT MAIL CASH

Payment of the fine amount shall be considered the same as entering a plea of guilty. Any additional violation of the same offense may be considered a repeat violation. The violation must be in compliance or further action will be pursued.

ENTER A PLEA OF NOT GUILTY

If you disagree with the charges and wish to have a hearing, you must appear before the Special Magistrate on the date and time specified on the reverse side of this summons.

If you elect to have a hearing and are found to have committed the infraction, the Special Magistrate may impose a penalty not to exceed \$500.00 per day plus an administrative fee.

If a person fails to pay the civil penalty 24 hours prior to the scheduled hearing date, or fails to appear before the Special Magistrate he/she shall be deemed to have waived his/her rights to contest the summons and that in such case, judgment may be entered against the person for an amount up to the maximum penalty of \$500.00 per day and reasonable administrative fees.

SCHEDULE OF FINES

Violation Category	1st Offense	2nd Offense	3rd Offense	4th Offense
Chapter 3 Alcoholic Beverage	\$50	\$100	\$150	\$200-500
Chapter 4 Amusement /Entertainment	\$50	\$100	\$150	\$200-500
Chapter 5 Animals	\$50	\$100	\$150	\$200-500
Chapter 6 Building/Housing	\$50	\$75	\$150	\$200-500
Chapter 7 Child Care Centers	\$50	\$75	\$100	\$200-500
Chapter 9 Open Burning	\$50	\$75	\$150	\$200-500
Chapter 11 Food/Food Establishments	\$50	\$100	\$150	\$200-500
Chapter 12 Garbage/ Refuse Sec. 12-33 & 34	\$25	\$50	\$75	\$100-500
Chapter 12 Remaining Sections	\$100	\$200	\$300	\$400-500
Chapter 13 Land Devel.	\$50	\$75	\$100	\$100-500
Chapter 14 Offenses	\$50	\$75	\$100	\$100-500
Chapter 15 Parks & Rec.	\$50	\$75	\$100	\$100-500
Chapter 16 Peddlers	\$50	\$75	\$100	\$100-500
Chapter 17 Public Places	\$50	\$75	\$100	\$100-500
Chapter 18 Taxation	\$50	\$75	\$100	\$100-500
Chapter 19 Parking	\$50	\$75	\$100	\$100-500
Chapter 20 Utilities	\$100	\$200	\$300	\$400-500

In addition to any fines noted above, any violation deemed irreparable or irreversible in nature by order of the special master shall be subject to a fine not to exceed five thousand dollars (\$5,000.00) per violation.

Before the Special Magistrate in and for the
City of Coconut Creek, Broward County, Florida

SUMMONS TO APPEAR

State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C23110187

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:

Day Monday Date November 2020 23

At 2:10 AM/PM

Owner Name Evergreen Lakes
Last First MI
Condominium Association INC
Last First MI

Owner Address 5665 Coral Ridge Dr
Coral Springs FL 33076
City State Zip

Legal Folio 484218AA (Evergreen Lakes Condo)

Violation Location 5001-5065 Wiles Rd

Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:

Backflow Prevention Regulations
Cross Connection Control Program
2 Devices

In violation of Chapter(s) 6 Section(s) 51
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE
SPECIAL MAGISTRATE, CITY OF COCONUT CREEK,
FLORIDA ON Wednesday, THE 28 DAY
OF February, 2024, AT 2:30 PM IN THE
City of Coconut Creek Government Center

Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT
TO EXERCISE EITHER OPTION AS STATED ON THE
REVERSE OF THIS NOTICE. THE FINE AMOUNT IS
\$. A FINE AMOUNT OF UP TO \$500 MAY BE
LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH
DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR.

Agustin 2/8/24 339
Officer Signature Date ID#

Sean Flanagan
Printed Name

POSTED @ 2:20 PM 2/8/24
Signature Acknowledging Receipt of this Notice Date

Printed Name

If you have any questions, call 954-956-1476 or
between 7AM-5PM Mon-Thurs.

954-956
1459



Affidavit of Service

Summons/Case #	Violation Location	Parcel ID #	Property Owner
C23110181	5071 WILES RD	484218AA0000	EVERGREEN CLUBHOUSE/COMMON AREAS

I, FLANAGAN, SEAN, hereby certify that the referenced Summons was served in accordance with the City's Code of Ordinances and/or Florida Statutes, Chapter 162:

Initial Warning of Violation – Date: 11/20/2023

No Initial Warning was given because the subject violation pertains to a:

- ☐ Repeat Violator
- ☐ Serious Threat to Public Health, Safety, or Welfare
- ☐ Irreparable or Irreversible Condition

Service of Summons – F.S. 162.12(1):

☒ Certified Mail – Date Sent: 02/12/24 - Receipt/Article #: 70220410000149265111
Return Receipt Requested

☐ Hand Delivery – Date: _____ - Time: _____ - Name: _____

☐ Commercial Property – Title/ relationship to business: _____

Additional Service – F.S. 162.12(2):

☒ Posting at Property – Date: 02/08/24 - Time: 2:20PM (See Photo of Posting)

☒ Posting at City Hall – 4800 W. Copans Road in Coconut Creek, FL
(Copy provided to Code Compliance Senior Staff Assistant to post in lobby of City Hall and copy of posting attached hereto.)


Signature of Code Compliance Officer

Sean Flanagan
Printed Name of Code Compliance Officer

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization on this 12 day of February, 2024 by FLANAGAN, SEAN who is personally known to me.

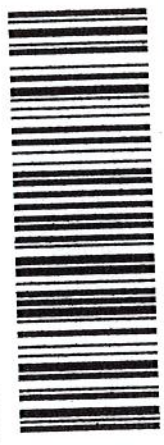

Signature of Notary

 DANIELLA THOMAS
Notary Public - State of Florida
Commission # HH 301895
My Comm. Expires Nov 25, 2026
Bonded through National Notary Assn.
Printed or Stamped Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Cocoonut Creek
 CITY OF COCONUT CREEK
 Administration Development Dept.
 Code Compliance Division
 1800 W. Copans Road
 Coconut Creek, FL 33063

CERTIFIED MAIL



7022 0410 0001 4926 5111

EVERGREEN LAKES CONDOMINIUM
 ASSOCIATION, INC.
 5665 CORAL RIDGE DRIVE
 CORAL SPRINGS, FL 33076

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$

C23110181
 Summons
 Postmark Here
 SF

Total F \$
 Sent To \$
 Street \$
 City, St \$

EVERGREEN LAKES CONDOMINIUM
 ASSOCIATION, INC.
 5665 CORAL RIDGE DRIVE
 CORAL SPRINGS, FL 33076

TTTS 9264 1000 0140 2206

C23110181 - POSTED



State of Florida
City of Coconut Creek
Sustainable Development - Code Compliance

NO. C23110181

The undersigned certifies that he/she has just and reasonable grounds to believe and does believe that on:
Day Monday Date 22 November 2020 At 2:10 AM/PM

Owner Name EVERGREEN LAKES
Last First MI
Landowners Association LLC
Last First MI
Owner Address 5665 Coral Ridge Dr
City State Zip
Coral Springs FL 33076

Legal/Folio 14112 BNA (Evergreen Lakes, 14112 BNA)
Violation Location 5665 Coral Ridge Dr
Located in the City of Coconut Creek, Broward County, FL
committed the following violation, contrary to law:
Backflow Prevention Regulations:
Cross Connection Control Program
2. DEVICES

In violation of Chapter(s) 6 Section(s) 51
Code of Ordinances of the City of Coconut Creek, Broward County, Florida

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF COCONUT CREEK, FLORIDA ON Wednesday, THE 28 DAY OF February, 2021 AT 1:30 PM IN THE City of Coconut Creek Government Center
Commission Chambers
4800 West Copans Road
Coconut Creek, Florida 33063

EXCEPT AS CHECKED BELOW, YOU HAVE THE RIGHT TO EXERCISE EITHER OPTION AS STATED ON THE REVERSE OF THIS NOTICE. THE FINE AMOUNT IS \$500. A FINE AMOUNT OF UP TO \$500 MAY BE LEVIED FOR REPEAT VIOLATIONS AND/OR FOR EACH DAY THE VIOLATION(S) CONTINUES.

☒ YOU OR A REPRESENTATIVE MUST APPEAR

Officer Signature [Signature] Date 2/6/21 ID# 339
Printed Name Sam Phangcan

Signature Acknowledging Receipt of this Notice [Signature] Date 2/20/21
Printed Name [Signature]

If you have any questions, call 954-956-1476 or between 7AM-5PM Mon-Thurs.

02/08/2024 14:21



City of Coconut Creek
UTILITIES & ENGINEERING DEPT 5295
JOHNSON RD
COCONUT CREEK, FL 33063

Coconut Creek
Failed - Final Notice



Evergreen Lakes Condominium As
5665 Coral Ridge Dr
Coral Springs, FL 33076

Print Date: 05/15/2023

Cross Connection Control Program Test Notice

Service Location: 5071 Wiles Rd Reference Code: COC-GED-QCV

Dear Water Customer,

We are sending this letter to notify you of the requirement to repair/replace your backflow prevention assembly.

The City of Coconut Creek Backflow Prevention Program is required by the Federal Environmental Protection Agency, the State Department of Environmental Protection, and is defined in the City of Coconut Creek Ordinance (Chapter 6, Article IV, Backflow Prevention Regulations). Backflow Prevention Assemblies (BPA's) are installed to prohibit the backflow of potentially contaminated water into the City's Public Water System through cross-connections. Per City Ordinance, Florida Regulations, and Plumbing Codes, BPA's must be performance tested annually to ensure they are working properly to protect the public water supply.

Coconut Creek provides backflow testing as a service to its water customers. Your backflow assembly was tested and the test results indicate that Your backflow preventer is malfunctioning and needs to be repaired or replaced. In accordance with Florida Statutes and the State Fire Marshal's Office, a Fire Protection and Fire Protection Bypass BPA may only be repaired/replaced/tested by a **Contractor Level I or II or an employee permitted by the State Fire Marshal.**

Please note that this must be completed by 06/14/2023. If your BPA is not repaired/replaced within the allotted time, the City will turn this matter over to code enforcement for compliance. Once completed it must be re-tested to make sure that the assembly is working properly. Please email passing testing forms to the City's backflow prevention management firm HydroCorp, Inc. at amy@hydrocorpinc.com.

If you need assistance with locating a licensed, certified backflow plumber, please contact HydroCorp. If you have any questions or require additional information, please contact Amy at HydroCorp, Inc. at 1-844-493-7660 or 248-672-2153 (cell).

Thank you for your support and cooperation on this important issue.





Failed (9)

Device #1	Protection	Manufacturer	Model	Serial #	Size
DCV	FPBY - Fire Prot. Bypass	Ames	2000 B	09548	0.75
Location Info:	bypass for 103067 Written by: Amy LaBute on 08/18/2021 12:30 PM				
Tester Name	Zack Jandreau		Cert Exp	07/09/2024	
Gauge Info	backflow parts depot MTK-15 10171166		Calibration Exp	09/29/2023	
Tester Comments:	Meter Number:				
Test Date	03-07-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: .00	2nd Check: .00	Relief Valve: - N/A-

Device #2	Protection	Manufacturer	Model	Serial #	Size
DCV	FP - Fire Protection System	Ames	3000 SS	103211	2.5
Location Info:	5051 Wiles Road - side of bldg. Written by: Amy LaBute on 06/24/2021 01:45 PM				
Tester Name	Zack Jandreau		Cert Exp	07/09/2024	
Gauge Info	backflow parts depot MTK-15 10171166		Calibration Exp	09/29/2023	
Tester Comments:	Meter Number:				
Test Date	03-07-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: .00	2nd Check: .00	Relief Valve: -N/A-



Device #2	Protection	Manufacturer	Model	Serial #	Size
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Device #3	Protection	Manufacturer	Model	Serial #	Size
RPBP	C - Containment	Watts	LF009M3QT	149156	0.75
Location Info:	in a patch of grass next to where they wash cars Written by: System Account on 06/02/2020 04:23 PM				
Tester Name	Joshua Vigorito		Cert Exp	08/04/2024	
Gauge Info	Mid-West 845-5 01181288		Calibration Exp	03/30/2023	
Tester Comments:	Meter Number:				
Test Date	03-01-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: 8.60	2nd Check: .00	Relief Valve: .00

Device #4	Protection	Manufacturer	Model	Serial #	Size
RPBP	C - Containment	Watts	009	153985	2
Location Info:	5025 Wiles Rd Written by: System Account on 06/02/2020 04:24 PM				
Tester Name	Joshua Vigorito		Cert Exp	08/04/2024	
Gauge Info	Mid-West 845-5 01181288		Calibration Exp	03/30/2023	
Tester Comments:	Meter Number: Rp leaking				
Test Date	03-01-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: .00	2nd Check: .00	Relief Valve: .00



Device #5	Protection	Manufacturer	Model	Serial #	Size
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Device #5	Protection	Manufacturer	Model	Serial #	Size
RPBP	C - Containment	Watts	009	156181	2
Location Info:	5061 Wiles Rd Written by: System Account on 06/02/2020 04:24 PM				
Tester Name	Joshua Vigorito		Cert Exp	08/04/2024	
Gauge Info	Mid-West 845-5 01181288		Calibration Exp	03/30/2023	
Tester Comments:	Meter Number:				
Test Date	03-01-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: 8.40	2nd Check: .00	Relief Valve: .00

Device #6	Protection	Manufacturer	Model	Serial #	Size
RPBP	C - Containment	Watts	009	137017	2
Location Info:	5065 Wiles Rd Written by: System Account on 06/02/2020 04:24 PM				
Tester Name	Joshua Vigorito		Cert Exp	08/04/2024	
Gauge Info	Mid-West 845-5 01181288		Calibration Exp	03/30/2023	
Tester Comments:	Meter Number:				
Test Date	03-01-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: 8.40	2nd Check: .00	Relief Valve: .00



Device #7	Protection	Manufacturer	Model	Serial #	Size
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Device #/	Protection	Manufacturer	Model	Serial #	Size
RPBP	C - Containment	Watts	009	153991	2
Location Info:	5041 Wiles Rd Written by: System Account on 06/02/2020 04:24 PM				
Tester Name	Joshua Vigorito		Cert Exp	08/04/2024	
Gauge Info	Mid-West 845-5 01181288		Calibration Exp	03/30/2023	
Tester Comments:	Meter Number:				
Test Date	03-17-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: 7.80	2nd Check: .00	Relief Valve: .00

Device #8	Protection	Manufacturer	Model	Serial #	Size
RPBP	C - Containment	Watts	009	159531	2
Location Info:	5005 Wiles Rd Written by: System Account on 06/02/2020 04:24 PM				
Tester Name	Joshua Vigorito		Cert Exp	08/04/2024	
Gauge Info	Mid-West 845-5 01181288		Calibration Exp	03/30/2023	
Tester Comments:	Meter Number:				
Test Date	03-01-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: 8.00	2nd Check: .00	Relief Valve: .00



Device #9	Protection	Manufacturer	Model	Serial #	Size
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Device #9	Protection	Manufacturer	Model	Serial #	Size
RPBP	C - Containment	Watts	009	159539	2
Location Info:	5015 Wiles Rd Written by: System Account on 06/02/2020 04:24 PM				
Tester Name	Joshua Vigorito		Cert Exp	08/04/2024	
Gauge Info	Mid-West 845-5 01181288		Calibration Exp	03/30/2023	
Tester Comments:	Meter Number: Check 1 did not hold pressure				
Test Date	03-01-2023		Test Status	Failed	
Test Results	Line Pressure:		1st Check: .00	2nd Check: .00	Relief Valve: .00



Sec. 6-51. - Backflow Prevention Regulations - Policy

- (a) No water service connection to any premises shall be installed or maintained by the water purveyor including the service connections to premises constructed prior to the effective date of this article unless the water system is protected as required by state laws, regulations, and this article. Service of water to any premises shall be discontinued by the water purveyor if a backflow prevention assembly required by this article is not installed, tested, certified and maintained, or if it is found that a backflow prevention assembly has been removed, bypassed, or if an unprotected cross connection exists on the premises. The director of utilities and engineering department shall notify the city's fire rescue division of such cases in a timely manner. Service shall not be restored until such conditions or defects are corrected.
- (b) The customer side of the system shall be open for inspection at all reasonable times to authorized representatives of the City of Coconut Creek Utilities and Engineering Department, the City of Coconut Creek Utilities Division, and the City of Coconut Creek Chief Plumbing Official or other building or plumbing officials with jurisdiction to determine whether cross connections or other structural or sanitary hazards, including violations of the provisions of this article, exist. Water service may be discontinued after notice to the owner if a violation of this article exists on the premises, and such other precautionary measures may be taken as are deemed necessary to eliminate any danger to the potable water. Water service shall not be restored until the danger has been eliminated in compliance with the provisions of this article.
- (c) **A backflow prevention assembly shall also be installed on each service line to a customer system at or near the property line or immediately outside the building being served; but, in all cases, before the first branch line leading off the service line wherever the following conditions exist:**
 - (1) In the case of premises having any auxiliary water supply, the utility system shall be protected against backflow from the premises by installing a backflow prevention assembly in the service line appropriate to the degree of hazard as described in section 6-51(d) and (f).
 - (2) In the case of premises on which any auxiliary water supply or industrial fluids system is utilized, the utility system shall be protected against backflow from the premises by installing a backflow prevention assembly in the service line appropriate to the degree of hazard as described in section 6-51(e).
 - (3) In the case of premises having internal cross connections or intricate plumbing and piping arrangements, the utility system shall be protected against backflow from the premises by installing a backflow prevention assembly in the service line appropriate to the degree of hazard as described in section 6-51(e).
 - (4) In the case of fire protection systems see section 6-51(f).
- (d) The type of protective device required under Section 6-51(c)(1), (2), and (3) shall depend upon the degree of hazard which exists as follows:
 - (1) In the case of any premises where there is an auxiliary water supply as stated in section 6-51(c)(1) and it is not subject to sections 6-51(d)(2), (3), (4), (5), (6), the utility system shall be protected by an air-gap separation or a reduced-pressure backflow prevention assembly.
 - (2) In the case of any premises where a non-health hazard exists these systems shall be protected by a double check valve assembly.
 - (3) In the case of any premises where there is any material dangerous to health which is handled in such a fashion as to create an actual or potential hazard to the utility system, the utility system shall be protected by an air-gap separation or a reduced-pressure backflow prevention assembly.
 - (4) In the case of any premises where there are either actual or potential cross connections, the utility system shall be protected, by a backflow preventer on exterior water faucets, and an air-gap separation or a reduced-pressure backflow prevention assembly at the water service

connection. The type of backflow prevention assembly shall be determined by the level and degree of hazard as outlined in sections 6-51(b), (e) and (g) of this article.

- (5) In the case of any premises where, because of security requirements or other prohibitions or restrictions, it is impossible or impractical to make a complete in-plant cross connection survey, the utility system shall be protected against backflow or backsiphonage from the premises by a reduced pressure backflow prevention assembly at each domestic water service connection, a pressure vacuum breaker at each meter for irrigation systems, and a double detector check valve assembly for fire protection systems.
- (6) In the case of any premises where a health threat is posed because of the presence of extremely toxic substances, an air-gap separation shall be required before any takeoff from the service line, after the water meter, but within the premises, at the first point of water discharge.
- (e) A backflow prevention assembly of the type designated shall be installed on each domestic water service connection to the following types of facilities. This list is presented as a guideline with respect to the facilities listed and is not to be construed as being complete.

Abbreviations are as follows:

A.G. — Air Gap Separation

R.P. — Reduced-Pressure Backflow Prevention Assembly

D.C.V.A. — Double Check Valve Assembly

P.V.B. — Pressure Vacuum Breaker

A.V.B. — Atmospheric Vacuum Breaker

TYPE OF FACILITY	MINIMUM TYPE OF PROTECTION
Breweries, Distilleries, Bottling Plants	R.P.
Car Wash with recycling system and/or wax educator	R.P.
Chemical Plants	R.P.
Dairies	R.P.
Dentist Office	R.P.
Dwellings served by a master meter	D.C.V.A.
Fertilizer Plants	R.P.
Film Laboratory or Processing Plat	R.P.
Food or Beverage Plant	R.P.

Hospitals, Clinics, Medical Buildings	R.P. (Parallel)
Irrigation Systems	R.P. or P.V.B.
Laboratories	R.P.
Laundries & Dry Cleaning Plants	R.P.
Machine Tool Plants (Health or System Hazard)	R.P.
Machine Tool Plants (Pollutional Hazard)	R.P.
Metal Processing Plant (Health or System Hazard)	R.P.
Metal Processing Plant (Pollutional Hazard)	R.P.
Metal Plating Plant	R.P.
Morgues or Mortuaries	R.P.
Multi-Story Buildings served by a master meter	D.C.V.A.
Nursing Homes	R.P.
Packing Houses or Rendering Plants	R.P.
Paper Products Plants	R.P.
Pesticides (Exterminating Companies)	A.G.
Petroleum Processing Plant	R.P.
Petroleum Storage Yard (Health or System Hazard)	R.P.
Petroleum Storage Yard (Pollutional Hazard)	R.P.
Pharmaceutical or Cosmetic Plant	R.P.
Piers, Docks or Water Front Facilities	R.P.

Power Plants	R.P.
Radioactive Material Plants	R.P.
Restaurants	R.P.
Sand and Gravel Plants	R.P.
Schools	R.P.
Sewage Pumping Stations	R.P.
Shops (Retail and Wholesale)	R.P.
Swimming Pools with Piped Fill Line	A.G. at pool
Veterinary Establishments	R.P.

- (f) Due to the variety of installation designs of fire systems which may preclude the use of a meter, the point of service shall be defined as the last valve prior to the outside stem and yoke (OS & Y) valve. A backflow prevention assembly of the type designated below shall be installed on the water service connection for each fire protection service to any premises. Fire protection systems are divided into six (6) general classes. The following are typical:

MINIMUM TYPE OF PROTECTION	
CLASS 1 D.C.V.A.	A closed automatic fire protection system without pumper connection, having 20 heads or less;
CLASS 2 D.C.V.A.	A closed automatic fire protection system with pumper connection;
CLASS 3 R.P.	A closed automatic fire protection system with pumper connection and an auxiliary water supply on or available to the premises; or an auxiliary water supply which may be located within 1,700 feet of the pumper connection;
CLASS 4 R.P.	A closed automatic fire protection system with a closed pressure tank supply (this class may have a jockey pump interconnected with the domestic water supply and/or an air compressor connection);

CLASS 5 R.P.	A closed automatic sprinkler system interconnected with an auxiliary water supply;
CLASS 6	Fire protection system used for the combined purposes of supplying the automatic sprinklers, hose lines, fire hydrants and standpipes and being used for industrial purposes.
R.P.	(a) Self-draining fire hydrants on premises presenting a health or system hazard (i.e., chemical plants, petroleum storage plants, bulk storage yards, stock yards, sewer plants, or similar facilities) where ground seepage of toxic materials may occur.
D.C.V.A.	(b) Self-draining fire hydrants on premises presenting a non-health hazard (i.e., parks, playfields, or similar facilities) where ground seepage of non-health hazard materials may occur.

- (g) A backflow prevention assembly shall be required in all premises not described in the previous sections, with exception of existing single-family dwellings. A backflow prevention assembly shall be required at each meter servicing irrigation and fire protection systems.
- (h) Approval of a backflow prevention assembly shall be evidenced by a "Certificate of Approval" issued by an AWWA-approved testing laboratory certifying full compliance with AWWA and A.S.S.E. standards and F.C.C.H.R. specifications. Backflow prevention assemblies that have been fully tested and have been granted a certificate of approval may be installed without further testing or qualification.

(i) It shall be the duty of the owner at any premises where backflow prevention assemblies are installed to have certified inspections and operational tests made at least once per year. Failed inspections, or those instances where the director of the utilities and engineering department deems the hazard to be great enough, shall require tests at six-month intervals. These inspections and tests shall be at no cost to the City of Coconut Creek. There is no charge for premise permit for county-owned installations or certifications of backflow prevention assemblies owned and operated by the City of Coconut Creek.

It shall be the duty of the director of the utilities and engineering department to see that timely tests are made in accordance with Section 4620.8(b) of the South Florida Building Code, as amended from time to time. These backflow prevention assemblies shall be repaired, overhauled or replaced at no cost to the City of Coconut Creek whenever such devices are found to be defective. The certified tester shall send two (2) certified records of such tests, repairs, overhaul or replacement, one (1) to the utilities division and one (1) to the City of Coconut Creek Building and Permitting Division or the municipal department with jurisdiction.

- (j) Nothing herein shall relieve the owner of the responsibility for conducting, or causing to be conducted, periodic surveys of water use practices on the premises to determine where there are actual or potential cross connections in the customer system through which contaminants or pollutants could backflow into the water system.
- (k) All presently installed backflow prevention assemblies than do not meet the requirements of this article shall be modified or replaced to satisfactorily protect the utility system. Whenever an existing backflow prevention assembly is moved from the present location, or the lack of maintenance constitutes a health hazard, the device must be recertified as correct for the new application in accordance with the sections 6-51(d), (e), (f) and must be subsequently reinspected.

(Ord. No. 145-95, § 2, 11-9-95; Ord. No. 2002-002, § 1, 2-28-02)

Evergreen Lakes – BCPA Subdivision Search

1 records found with subdivision matching 'EVERGREEN LAKES'
Directions: Click the folio number to see matching property records.

Folio Number	Subdivision Name
484218AA	EVERGREEN LAKES CONDO
BACK	

PARCEL NUMBERS - How can I find the parcel number for the common area/common elements of our condominium complex?

We receive many requests seeking the common area parcel numbers for Condominium Associations. In reality, none exist in most cases. Once a property is converted to a condominium by means of a Declaration of Condo, the "parent" parcel number is typically deleted when the individual unit parcel numbers are created. Each owner then shares in an undivided interest or ownership for the entire property's common areas.

We understand various private entities -- as well as some cities -- require the use of an "overall" parcel number for the ease of doing business with a condominium. However, we cannot create a parcel number without placing a nominal value on the parcel -- and this does not always coincide with legal land descriptions or state regulations.

Our suggestion is to use the parcel number of the person within the condo association with the decision-making authority (usually the condo president or the treasurer authorized to make payments on behalf of the association). Please note that the use of these parcel numbers will NOT impact the individual unit owner's assessed value (as we rely on market analysis to arrive at condo unit valuations, not the building permits). If you have any questions about this, please contact our Condo Division Supervisor Kevin McGowen at 954.357.5883.



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EVERGREEN LAKES CONDOMINIUM ASSOCIATION, INC.

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Changed: 09/28/2010

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