



01/28/2025

HOLLOW TREE SHOW JUMPING LLC  
16311 HOLLOW TREE Ln  
LOXAHATCHEE FL 33470

Case Number: CC-000371-2025  
Compliance Date: 02/07/2025  
Location: 16311 Hollow Tree Ln Wellington, FL 33470

Dear: HOLLOW TREE SHOW JUMPING LLC

Wellington is committed to maintaining the character and quality of its neighborhoods and relies on its residents to do their part to maintain their properties consistent with Wellington's codes. The role of the Code Compliance Division is to work with residents to bring their properties into compliance and not to unduly penalize anyone. That is the reason for this courtesy notice.

Based on a recent code compliance inspection, the property at the above address is in violation of one or more of Wellington's codes. Attached you will find a violation detail outlining the findings of the inspection and the corrective action that must be taken to bring the property into compliance. Taking action now to correct the violation(s) noted in the violation detail will ensure that a formal notice of violation is not issued.

If you are not sure what needs to be corrected, or if you are already working towards correcting the violation(s) but need additional time, it is important that you contact me at (561) 753-2567 / [cpersaud@wellingtonfl.gov](mailto:cpersaud@wellingtonfl.gov). In most cases, additional time will be granted. We want to work with you to correct any property issues.

While this is a courtesy notice, it is important to understand that if the problem is not corrected, a notice of violation may be sent. Again, we want to work with you to resolve these issues and promote compliance with Wellington's codes, so please contact me if I can help.

**For additional information please see the FAQ section of this notice.**  
**You may also visit [www.wellingtonfl.gov](http://www.wellingtonfl.gov) for additional information.**

Sincerely  
/s/: Christopher Persaud  
(561) 753-2567  
[cpersaud@wellingtonfl.gov](mailto:cpersaud@wellingtonfl.gov)  
Code Compliance Officer

## **Frequently Asked Questions**

### **Q) What do I do if I receive a courtesy notice?**

A) Take prompt action to correct the violation. If you are not sure what needs to be corrected or if you need additional time, it is important that you call the code officer to discuss your concerns. It is also important that you notify the code officer once the violation has been corrected so that the case does not continue through the code compliance process.

### **Q) What happens if I don't correct the problem within the time given by the code officer?**

A) If the violation is not corrected, you will be served with a formal Notice of Violation/Notice of Hearing requiring your appearance before the Special Magistrate. The Special Magistrate can assess fines up to \$250.00 per day for each day the violation continues to exist. It is very important to contact the code officer assigned to the case before the case proceeds to this point.

### **Q) What happens if I do not attend the Special Magistrate hearing?**

A) The Special Magistrate will issue an Order based upon the testimony provided at the hearing and will direct that the violation be corrected within a specified period of time. Fines and liens may be imposed against a property as a result of any code compliance action, whether or not the property owner is present at the hearing.

### **Q) Will I have to pay a fine?**

A) The costs the Code Compliance Division incurs in the prosecution of a case may be assessed against the property at the hearing. A lien may be filed if the costs are not paid within the time frame given by the Special Magistrate. These costs are typically not less than \$175.00 but, in some cases, have been as much as \$600.00. Actual per day fines will be certified by the Special Magistrate if the violation is not corrected by the time specified in the Order. These per day fines will continue to accrue until the violation is corrected and the Code Compliance Division is notified of the correction.

### **Q) If a lien is filed, does it attach to only the property that was the subject of the violation?**

A) No. The lien will attach to all properties owned by the property owner in Palm Beach County.

### **Q) Can I file an appeal of a decision of the Special Magistrate?**

A) Yes. Per Chapter 162 of the Florida Statutes, an aggrieved party may appeal a decision of the Special Magistrate to the circuit court within 30 days of the date of the Order.

### **Q) Can I appeal the Special Magistrate's decision to the Wellington Council?**

A) No. Based on Chapter 162 of the Florida Statutes, appeals must be made to the circuit court.

### **Q) Can Wellington foreclose on the property if the liens are not paid?**

A) Yes. Except for homestead property, Chapter 162 of the Florida Statutes permits Wellington to foreclose upon a lien which remains unpaid after 3 months. Wellington prefers to avoid such extreme consequences where possible.

## Violation Detail

CASE NUMBER: CC-000371-2025

Code Section	Violation Description
LDR Section 6.8.9.K Horse Trailer Parking	Multiple Trailers stored on the property are not screened from view from adjacent private property
LDR Section 6.8.9.P RVs as Temporary Residences	Recreational vehicles used as a temporary overnight residence Improper waste water running to drainage

### LDR Section 6.8.9.K Horse Trailer Parking

#### ORDINANCE DESCRIPTION:

Sec. 6.8.9 – Supplementary Standards for Principal and Accessory Equestrian Uses

K. Horse Trailer Parking and Storage:

1. Horse trailers shall not be parked in roadways, swales, canals, rights-of-way, or designated easements.
2. One (1) unscreened horse trailer may be parked adjacent to a barn or stable on an individual lot provided the trailer is not parked between the front plane of the principal structure and the right-of-way.
3. Additional horse trailers, up to a maximum of one (1) trailer per acre, shall comply with the following:
  - a. On lots less than five (5) acres in size, the additional trailers shall be screened from view from adjacent roads and private properties in the manner provided in Section 62-9.(b).(1) of the Code of Ordinances.
  - b. Screened trailer parking areas shall meet the minimum setbacks for accessory structures listed in Table 6.6-1 Equestrian Preserve Area Minimum Setbacks.
4. Temporary parking of horse trailers (i.e., trailers on site for daily instruction, shows, or other site-specific uses) shall be allowed, provided temporary parking is not overnight and trailers are not parked in rights-of-way or designated easements.
5. Properties with a Future Land Use Map designation of Equestrian Commercial Recreation and approved as a Major Equestrian Venue are exempt from the provisions of this section except for screening.

#### CORRECTIVE ACTION REQUIRED:

Comply with the code.

### LDR Section 6.8.9.P RVs as Temporary Residences

#### ORDINANCE DESCRIPTION:

P. Recreational Vehicles as Temporary Residences:

1. The use of recreational vehicles as a temporary overnight residence on residential lots in the EZOD is allowed with an approved Equestrian Permit between the months of November and April in accordance with the following:
  - a. Lots that are less than five (5) acres are not eligible for temporary overnight RV usage.
  - b. Lots five (5) acres to nine and nine-tenths (9.9) acres in size shall be permitted to have one (1) RV for temporary overnight usage.
  - c. Lots ten (10) acres or greater shall be permitted to have two (2) RVs for temporary overnight usage.
2. The use of recreational vehicles as temporary residences shall be in conjunction with a permanent residence or stable type structure(s), shall comply with the building setbacks applicable to principal structures and shall be screened from view of adjacent roads and private properties.
3. The individual recreational vehicle shall be provided electrical, potable water and sanitary collection or sewer service as indicated below:
  - a. Electrical service connections shall comply with all manufacturer's specifications and the Florida Building Code, including Chapter 1 Amendments;
  - b. Water service connections shall comply with all requirements of the Florida Building Code, including Chapter 1 Amendments, Wellington standards and those of other appropriate agencies including the Palm Beach County Health Department (PBCHD); and
  - c. Connections to the wastewater treatment system or a septic system in compliance with the PBCHD regulations shall be provided.

#### CORRECTIVE ACTION REQUIRED:

Comply with the code.















Jan 8, 2025 at 9:03:15 AM  
16219-16345 Hollow Tree Ln  
Wellington FL 33470  
United States







Jan 8, 2025 at 9:04:15 AM  
16311 Hollow Tree Ln  
Wellington FL 33470  
United States



Jan 8, 2025 at 9:04:17 AM  
16311 Hollow Tree Ln  
Wellington FL 33470  
United States





Jan 8, 2025 at 9:04:47 AM  
16311 Hollow Tree Ln  
Wellington FL 33470  
United States





Jan 8, 2025 at 9:04:50 AM  
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United States

