

Exhibit C - Petition No. 2025-0012-SPU Submittal; Equestrian Permit for Occupation of RVs as Temporary Residence



Planning & Zoning

12300 Forest Hill Boulevard, Wellington, FL 33414
561-791-4000

EQUESTRIAN PERMIT FOR OCCUPATION OF RECREATIONAL VEHICLES (RVs) AS
TEMPORARY RESIDENCE

I. APPLICANT/AGENT INFORMATION

Property Owner(s) of Record HOLLOW TREE SHOW JUMPING, LLC

Address: 16311 HOLLOW TREE LN.

City: WELLINGTON ST: FL Zip: 33470

Phone: (513) 276-9301 Cell: (513) 276-9301

Email: CHRISTINEFICK@GMAIL.COM

Applicant: CHRISTINE FICK, MANAGER

Address: 16311 HOLLOW TREE LN.

City: WELLINGTON ST: FL Zip: 33470

Phone: (513) 276-9301 Cell: (513) 276-9301

Email: CHRISTINEFICK@GMAIL.COM

Agent & Company Name: KATIE EDWARDS-WALPOLE, ESQ.

Address: 300 S. PINE ISLAND RD., SUITE 201

City: PLANTATION ST: FL Zip: 33324

Phone: (305) 281-7323 Cell: (305) 281-7323

Email: KATIE@FLFARMLAW.COM

II. PROPERTY LOCATION

1. Property Control Number (PCN): If additional PCN's, list on a separate sheet and attach to the application: 73-40-44-13-00-000-1510

2. Project Name: HOLLOW TREE SHOW JUMPING 2024-25 SEASON Total Acreage 5.0

3. Project Address: 16311 HOLLOW TREE LN., WELLINGTON, FL 33470

4. General Location Description (proximity to closest major intersection, in miles or fractions thereof): HOLLOW TREE LANE, ABT 1/4 MILE WEST OF FLYING COW ROAD

III. LAND USE AND ZONING INFORMATION

1. Zoning Designation: AR Sub-area: RR-EOZD
2. Existing Use(s) on Property: BONA FIDE AGRICULTURE (STABLE)
3. Proposed Use(s): SEASONAL OCCUPANCY OF 1 RVs FOR ON-SITE GROOM

IV. ADDITIONAL INFORMATION

Provide the following information for the proposed Equestrian Permit request:

1. Number of proposed occupied RVs: 1
2. Size of each RV: RV LENGTH- 42'9"
3. Number of people occupying each RV: 1 PERSON
4. Relation to person occupying RV: GROOM FOR BOARDED HORSES AT STABLE
5. Proposed duration and dates for the occupied RV(s). Occupied RVs are only permitted between November thru April: Date of SUP Issuance-April 20, 2025
6. Indicate how electricity will be provided to the RV(s): ELECTRIC SERVICE PROVIDED BY FPL; 220 AMP CONNECTION
7. Indicate how potable water will be provided to the RV(s): POTABLE WATER HOSE CONNECTION; MUNICIPAL WATER SOURCE
8. Indicate how wastewater/septic service will be provided to the RV(s): GREY WATER TANK AND BLACK WATER TANK (DISPOSAL BY THIRD PARTY PROVIDER)
9. Provide the permit numbers for the required electrical, potable water and wastewater/septic service connection/hook-up to each of the RV: VOW UTILITIES FOR WATER WASTEWATER AND SEWAGE DISPOSAL VIA GREY AND BLACK TANKS
10. Is a permanent residence or stable currently on-site? NONRESIDENTIAL STABLE, NO SFR

V. OWNER/APPLICANT ACKNOWLEDGEMENT

I/We do hereby swear/affirm that I/we am/are the owner(s)/co-applicant(s) of the entire property referenced in this application or am/are co-owner(s) of a portion of the subject property and are making this application jointly with all other owners. I/We certify that the above statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington publishing, copying or reproducing any copyrighted document for any third party submitted as part of this application.

I/We, the aforementioned owner(s), do hereby give consent to (Agent/Representatives Name) KATIE EDWARDS-WALPOLE, ESQ. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms and/or conditions that may arise as part of the approval of this application for the proposed use. I/we understand and agree that I/we are bound by any such terms and/or conditions that may be required as part of the approval of this application and any such terms and/or conditions are not subject to or contingent upon any other agreements between the co-owners/co-applicants. Failure or refusal of the co-owners/co-applicants to cooperate in satisfying any terms and/or conditions of approval shall not relieve the parties from compliance with same and may result in a revocation of the approvals given for the proposed use.

I/We, the aforementioned co-owner(s)/co-applicant(s) do hereby hold harmless Wellington and its agents, employees, elected officials, advisory board members, affiliates, their respective officers, directors, and representatives from and against all liabilities, damages, claims, suits, matters, causes of action, costs, fees, and expenses whatsoever (including reasonable attorneys' fees and court costs at any trial and appellate levels) arising out of or in connection with the failure of the co-owner(s)/co-applicant(s) to satisfy any terms and/or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Applicant(s)

Christine Fick

Print Name(s)

Christine Fick

By: Christine Fick, Manager

Hollow Tree Show Jumping, LLC, a Florida limited liability company

NOTARY

FOR INDIVIDUALS:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____ by _____ [insert status], ☐ who is personally known to me or ☐ who has produced as identification Driver's License # _____ or (other identification) (describe) _____.

(Signature of Notary)

My Commission Expires:

(Name – Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)

FOR CORPORATE ENTITIES:

STATE OF FLORIDA

COUNTY OF PALM BEACH

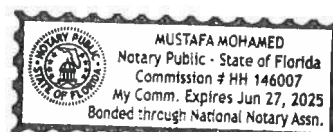
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of FEBRUARY, 2025 by CHRISTINE FICK as MANAGER (INSERT TITLE), of HOLLOW TREE SHOW JUMPING, LLC [INSERT NAME OF ENTITY – ie: corporation, limited liability company, etc.), (insert status ie: a corporation existing under the laws of the State of FLORIDA), ☐ who is personally known to me or ☒ who has produced as identification Driver's License # OHJO license RM1657K or (other identification) (describe) _____.

Mustafa Mohamed
(Signature of Notary)

My Commission Expires: 06/27/2025

Mustafa Mohamed
(Name – Must be typed, printed, or stamped)

(NOTARY'S SEAL OR STAMP)



VI. AGENT ACKNOWLEDGEMENT

I/We do hereby swear/affirm that I/we am/are the agent(s) for the applicant.

I/We certify that the above statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application. I/We further acknowledge that additional information may be required by Wellington in order to process this application.

I/We further consent to Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.

Signature(s) of Agent(s):

Kathleen E. Walpole

Print Name(s): KATHLEEN (KATIE) EDWARDS-WALPOLE

NOTARY

STATE OF FLORIDA

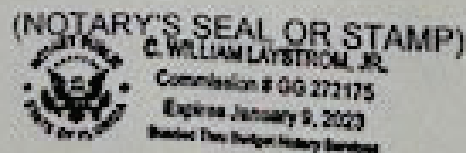
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of FEBRUARY, 2025 by KATHLEEN EDWARDS-WALPOLE [insert status], ☒ who is personally known to me or ☐ who has produced as identification Driver's License # _____ or (other identification) (describe) _____

C. William Laystrom Jr.
(Signature of Notary)

My Commission Expires:

C. William Laystrom Jr.
(Name - Must be typed, printed, or stamped)



VII. AGREEMENT FOR REMOVAL OF TEMPORARY FACILITIES

Before me, the undersigned authority, personally appeared _____, who, having first been duly sworn; deposes and says:

That the undersigned was granted equestrian/special permit use approval by Wellington Planning and Zoning Division on _____ to have an occupied Recreational Vehicle(s) on the above-described property for maximum period of _____ days, the dates being _____ through _____. It is understood that the undersigned agrees to the following:

1. Electrical service connections shall comply with all manufacturer's specifications and the Florida Building Code, including Chapter 1 Amendments;
2. 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
3. Connections to the wastewater treatment system or a septic system in compliance with the PBCHD regulations shall be provided.
4. To fulfill all conditions of approval for the equestrian/special use permit.

Signature: _____

NOTARY

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____ by _____ [insert status], ☐ who is personally known to me or ☐ who has produced as identification Driver's License # _____ or (other identification) (describe) _____.

(Signature of Notary) My Commission Expires:

(Name – Must be typed, printed, or stamped) (NOTARY'S SEAL OR STAMP)

JUSTIFICATION STATEMENT

This is a request for a Seasonal Use Permit/Equestrian for one (1) recreational vehicle titled in the name of the Manager of the Florida Limited Liability Company that owns the property to be occupied overnight by one (1) groom.

This is 5-acre property located at 16311 Hollow Tree Lane, in the Rustic Ranches EOZD, that has no proposed or existing temporary tents. There is no single family residence on the property. The principal structure is a 16-stall stable (nonresidential farm building) with no residential occupancies.

As you are well aware, a tornado unexpectedly ripped through the Rustic Ranches community in mid-October 2024.

Permit conditions to install new screening, walls, or fencing for a seasonal use permit for 1 (one) groom to occupy a 2025 Keystone RV during the season should be considered and waived administratively in light of the photos provided with the application showing the hedge and view from the front/Hollow Tree Lane and sides. The property to the east is under construction while the property to the west is also used for equestrian/stable.

The Owner understands that this is a seasonal use that shall terminate on or before April 30, 2025, with a new SUP submitted prior to any proposed use for next season (November through April).

Owner will sign the Removal Agreement before Zoning and a notary when the SUP is ready for issuance.

Thank you.



South Florida Water Management District
Individual Environmental Resource Permit No. 50-107220-P
Date Issued: August 17, 2022
Modified On: August 21, 2024

Permittee: Hollow Tree Show Jumping, LLC
9570 Mosler Trail
Lake Worth, FL 33467

Project: 16311 Hollow Tree Lane

Application No. 240722-44824

Location: Palm Beach County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

A handwritten signature in blue ink that reads "Elizabeth Veguilla".

Elizabeth Veguilla
Regulatory Specialist Supervisor

**South Florida Water Management District
Individual Environmental Resource Permit No. 50-107220-P**

Date Issued: August 17, 2022

Expiration Date: August 17, 2027

Modified On: August 21, 2024

Project Name:

16311 Hollow Tree Lane

Permittee:

Hollow Tree Show Jumping, LLC
9570 Mosler Trail
Lake Worth, FL 33467

Operating Entity:

Hollow Tree Show Jumping, LLC
9570 Mosler Trail
Lake Worth, FL 33467

Location:

Palm Beach County

Permit Acres:

4.76 acres

Project Land Use:

Residential

Special Drainage District:

Water Body Classification:

CLASS III

FDEP Water Body ID:

3252C1

Wetland and Surface Water Impacts:

0.17 acres

Conservation Easement to District:

No

Sovereign Submerged Lands:

No

Project Summary

This Environmental Resource Permit (ERP) authorizes Construction and Operation of a stormwater management (SWM) system serving 4.76 acres of equestrian development known as 16311 Hollow Tree Lane.

The project proposes the construction of a barn, farm equipment storage, sand ring, paddocks, and riding field to serve only as an equestrian property with no proposed residence. The SWM system consists of lot grading to convey stormwater runoff to dry detention areas, which discharges pre-treated stormwater runoff into the Pine Tree Water Control District (PTWCD) SWM system.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C..

Site Description

The site is currently an undeveloped site, used for agricultural purposes and includes a pond area, all located within the PTWCD on the north side of Hollow Tree Ln. in the Wellington, Palm Beach County. Please see Exhibit No. 1.0 for a location map.

For information on wetland and other surface water (OSW) impacts, please see the Wetlands and OSWs section of this permit.

Background

The PTWCD master SWM system was authorized under Permit No. 50-00458-S.

Current Authorization (Application No. 240722-44824)

A permit transfer is issued to Hollow Tree Show Jumping, LLC as requested under application No. 240722-44824. The only modification authorized by this action is a change in permittee. The permit remains subject to the Expiration Date, General Conditions, and Special Conditions as previously issued.

Permit Modification History

Application 220509-34347 authorizes Construction and Operation of a SWM system serving 4.76 acres of equestrian development known as 16311 Hollow Tree Lane.

Ownership, Operation and Maintenance

Perpetual operation and maintenance of the SWM system will be the responsibility of Hollow Tree Show Jumping, LLC. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

Engineering Evaluation:

Land Use

Refer to the Engineering Evaluation Table for the project's land use breakdown.

Water Quality

The project provides 0.33 ac-ft of water quality treatment. The SWM system complies with Section 4.2.1, ERP Applicant's Handbook (AH) Volume (Vol.) II.

The project includes implementation of a Turbidity and Erosion Control Plan, (Exhibit No. 2.0), as additional reasonable assurance of compliance with water quality criteria during construction.

Water Quantity

Discharge

The project is consistent with the land use and site grading assumptions within Permit No. 50-00458-S. Therefore, the SWM system for this project has not been designed to limit discharge from the design event to a specified rate.

Certification, Operation, and Maintenance

Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1 - 12.3, ERP AH Vol. I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4, ERP AH Vol. I for Minimum Operation and Maintenance Standards.

Notable project components requiring routine inspection and maintenance may include but are not limited to:

- Side slopes for stormwater lakes and ponds – maintain side slopes no steeper than 4:1 (horizontal:vertical) to a depth of 2.0 feet below the control elevation and nurtured or planted from 2.0 feet below to 1.0 feet above the control elevation pursuant to Section 5.4.2, ERP AH Vol. II.
- Conveyance pipes, conveyance structures and discharge structures – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Exfiltration trenches – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.

- Swales – maintain the permitted cross-section and vegetative cover.
- Underground storage facilities – all facilities must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Pumps – float switches should be inspected and any obstructions removed to ensure proper operation; intake and discharge pipes should be maintained clear of trash, sediment and vegetative debris; motors should be maintained to ensure proper operation.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Site	Driveway	0.73	15.34
	Dry Detention Bottom	0.20	4.20
	Dry Detention Sides	0.30	6.30
	Open Space	1.50	31.51
	Building Coverage	0.34	7.14
	Impervious	1.69	35.50
	Total:	4.76	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Area (ac)	Overflow Elevation (ft NAVD88)
Site	Treatment	DRY DETENTION	0.33	0.33	0.20	13.45

Bleeder

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Dia.(in)	Invert EL (ft NAVD88)	Receiving Body
Site	11.50	CS-1	Discharge	1	Circular Orifice	3.00	11.50	PTWCD SWM System

Inlets

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Length (in)	Width (in)	Crest EL (ft NAVD88)	Receiving Body
Site	11.50	CS-1	Discharge	1	FDOT MOD E DROP INLET	54.0	36.0	13.45	PTWCD SWM System

Environmental Evaluation:

Wetlands and OSWs

There are no wetlands located within the project site or affected by this project. The project includes 0.17 acres of work (filling) in one OSW, as depicted in Exhibit 3.0, that is exempt from mitigation pursuant to 10.2.2.2, ERP AH Vol. I.

Fish, Wildlife, and Listed Species

The project site does not contain significant habitat for wetland-dependent endangered or threatened wildlife species, or species of special concern. No wetland-dependent endangered or threatened species or species of special concern were observed onsite. Submitted information indicates that potential use of the site by such species is minimal.

This permit does not relieve the permittee from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Environmental Evaluation Tables:

Summary

Wetlands and Other Surface Waters: 0.17 acres
Works in Other Surface Waters: 0.17 acres
Secondary impacts: 0 acres
Net UMAM Functional Loss/Gain: 0 units
Total Onsite Mitigation Area: 0 acres
Total Offsite Mitigation Area: 0 acres
Mitigation Provided in Permit No.:

Group 1

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
OSW 1	0.17	Works in Surface Waters	Ponds			0.000
Total:		0.17				0.000

Related Concerns:**Water Use Permit Status**

The permittee has indicated that a groundwater well will be used as a source for irrigation water for the project. Water Use Permit No. 50-12321-W, Application No. 220513-5 is currently in effect at the project site.

The permittee has indicated that dewatering is not required for construction of this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Water and Wastewater Service

Village of Wellington Utilities

Historical/Archeological Resources

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore, the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
 - b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the

County in which the activity is located.

- b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.
2. Operation and maintenance of the SWM system shall be the responsibility of Wendy Dixon. The permittee shall notify the Agency in writing within 30 days of any conveyance or division of ownership or control of the property of the system, and the new owner must request transfer of the permit in accordance with Rule 62-330.340, F.A.C.
3. Prior to initiating construction activities associated with this ERP, the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the West Palm Beach Office at (561) 686-8800 or via e-mail at: precon@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.
4. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or permittee associated with this project. Please refer to Chapter 68A-27, F.A.C. for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

Project Work Schedule for Permit No. 50-107220-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to General Conditions, Special Conditions and/or Specific Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description (Application Number)	Due Date	Date Satisfied
GC 6	08/21/2024	Submit Certification	30 Days After Construction Completion	

GC = General Condition

SC = Special Condition

Distribution List

Wendy Dixon

Div of Recreation and Park - District 5

US Army Corps of Engineers - Permit Section

Lake Worth Drainage District

Palm Beach County - Environmental Resource Management

Palm Beach County Engineer

City Of Greenacres

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at <http://my.sfwmd.gov/ePermitting> and searching under this application number 240722-44824.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 SWM Plans](#)

[Exhibit No. 2.1 SWM Calculations](#)

[Exhibit No. 3.0 OSW Boundary Map](#)

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

VALUE INFORMATION

Market Value

Last Year (2023)	This Year (2024)
669,973	2,392,470

Market (also called "Just") value is the most probable sale price for your property in a competitive, open market on Jan 1, 2024. It is based on a willing buyer and a willing seller.

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or you are entitled to an exemption or classification that is not reflected on this notice, **contact your County Property Appraiser at the numbers listed on the included insert.**

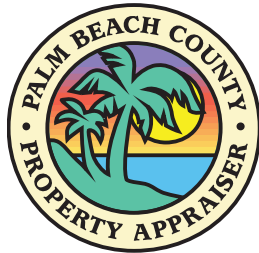
If the Property Appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser's office. Your petition must be filed with the Clerk of Value Adjustment Board on or before **5:00 PM September 16, 2024** at 301 N Olive Ave, West Palm Beach, FL 33401.

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County Operating	459,782	1,557,504	0	0	459,782	1,557,504
County Debt	459,782	1,557,504	0	0	459,782	1,557,504
County Dependent Dists	459,782	1,557,504	0	0	459,782	1,557,504
Public Schools	669,973	1,557,504	0	0	669,973	1,557,504
Municipality Operating	459,782	1,557,504	0	0	459,782	1,557,504
Independent Special Dists	459,782	1,557,504	0	0	459,782	1,557,504

Assessed Value is the market value minus any assessment reductions.

Exemptions are specific dollar or percentage amounts that reduce your assessed value.

Taxable Value is the value used to calculate the tax due on your property (Assessed Value minus Exemptions).



Assessment Reductions	Applies To	Value
Classified Agricultural Use	All Taxing Authorities	834,966

Properties can receive an assessment reduction for a number of reasons including the Save our Homes Benefit and the 10 % non-homestead property limitation.

Exemptions Applied	Applies To	Exempt Value

Any exemption that impacts your property is listed in this section along with its corresponding exempt value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exempt value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs debt service millage).

Visit the Palm Beach County Property Appraiser's website for more information: www.pbcpao.gov

HOLLOW TREE SHOW JUMPING LLC
16311 HOLLOW TREE LN
LOXAHATCHEE FL 33470-5023

73-40-44-13-00-000-1510 73486



Real Estate Parcel ID: 73-40-44-13-00-000-1510				<div>DO NOT PAY</div> <div>THIS IS NOT A BILL</div>			The taxing authorities, which levy taxes against your property, will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND or ALTER its proposals at the hearing.			
Legal Description: 13-44-40, S 622.04 FT OF N 1941.11 FT OF W 344.93 FT OF E 1667.39 FT & S 30.91 FT OF N 1319.07 FT OF W 104.70 FT OF E 1667.39 FT OF N 1/2 A/K/A W 344.93 FT OF LT 49 RUSTIC										
	COLUMN 1			COLUMN 2			COLUMN 3			See www.pbcpar.org for public hearing updates
Taxing Authority	Your Property Taxes Last Year			Your Property Taxes This Year if no budget change is made			Your Property Taxes This Year if proposed budget change is made			A public hearing on the proposed taxes and budget will be held at the locations and dates below.
*Dependent Special Districts	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	Taxable Value	Millage Rate	Tax Amount	
COUNTY										
County Operating	459,782	4.5000	2,069.02	1,557,504	4.1641	6,485.60	1,557,504	4.5000	7,008.77	9/10 5:05 PM (561) 355-3996 301 N Olive Ave 6th Fl WPB 33401
County Debt	459,782	.0188	8.64	1,557,504	.0396	61.68	1,557,504	.0396	61.68	
* Fire/Rescue	459,782	3.4581	1,589.97	1,557,504	3.1986	4,981.83	1,557,504	3.4581	5,386.00	
* Library Operating	459,782	.5491	252.47	1,557,504	.5077	790.74	1,557,504	.5491	855.23	
* Library Debt	459,782	.0108	4.97	1,557,504	.0098	15.26	1,557,504	.0098	15.26	
PUBLIC SCHOOLS										
By State Law	669,973	3.2090	2,149.94	1,557,504	3.0302	4,719.55	1,557,504	3.0660	4,775.31	9/04 5:05 PM (561) 434-8837 3300 Forest Hill Blvd WPB 33406
By Local Board	669,973	3.2480	2,176.07	1,557,504	3.0671	4,777.02	1,557,504	3.2480	5,058.77	
MUNICIPALITY										
Wellington Operating	459,782	2.4700	1,135.66	1,557,504	2.2770	3,546.44	1,557,504	2.4700	3,847.03	9/03 7:00pm (561) 791-4000 12300 Forest Hill Bl Wellngtn33414
INDEPENDENT SPECIAL DISTRICTS										
So. Fla. Water Mgmt. Basin	459,782	.1026	47.17	1,557,504	.0945	147.18	1,557,504	.1026	159.80	9/12 5:15 PM (561) 686-8800 3301 Gun Club Rd B-1 Bldg WPB 33406
So. Fla. Water Mgmt. Dist.	459,782	.0948	43.59	1,557,504	.0874	136.13	1,557,504	.0948	147.65	
Everglades Construction	459,782	.0327	15.03	1,557,504	.0301	46.88	1,557,504	.0327	50.93	9/05 5:05 PM (561) 627-3386 1707 NE Indian River Dr Jensen Bch 9/11 5:01 PM (561) 740-7000 2300 High Ridge Rd ByntnBch FL33426 9/11 5:15 PM (561) 659-1270 1515 N Flagler Dr Ste 101 WPB 33401
FL Inland Navigation District	459,782	.0288	13.24	1,557,504	.0266	41.43	1,557,504	.0288	44.86	
Children's Services Council	459,782	.4908	225.66	1,557,504	.4535	706.33	1,557,504	.4908	764.42	
Health Care District	459,782	.6761	310.86	1,557,504	.6247	972.97	1,557,504	.6561	1,021.88	
Total Millage Rate & Tax Amount		18.8896	10,042.29		17.6109	27,429.04		18.7464	29,197.59	** SEE BELOW FOR EXPLANATION
** EXPLANATION OF TAX NOTICE										
COLUMN 1 "YOUR PROPERTY TAXES LAST YEAR" This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.			COLUMN 2 "YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED" This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.			COLUMN 3 "YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS ADOPTED" This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.				
NON-AD VALOREM ASSESSMENT										
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT			UNITS	RATE	ASSESSMENT			CONTACT NUMBER	
PINE TREE WATER CONTROL UNIT 1 MAINT	DRAINAGE			4.9998	232.00	1,159.95			(561) 791-4000	
Total Non-Ad Valorem Assessment						1,159.95				
Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district. NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.) Non-Ad Valorem Assessments: Non-Ad Valorem assessments are placed on this notice at the request of the respective local governing boards. Your Tax Collector will be including them in the November tax bill. For details on particular Non-Ad Valorem assessments, contact the levying authority shown in the Non-Ad Valorem Assessment section on this page.										

Powerful Tornado Cuts Through Western Wellington, Leaving Behind Devastation

By **Joshua I. Manning** - October 18, 2024



Fences wrapped around mangled trees and a home without a roof was what was left of Rider Ranch in Wellington's Rustic Ranches area after the tornado came through. Photo by Frank Koester

A powerful tornado touched down in the western Wellington area, traveling northeast through parts of the Acreage/Loxahatchee area, at approximately 5 p.m. on Wednesday, Oct. 9, leaving behind a devastating trail of destruction.

According to the National Weather Service, the rare EF-3 tornado had winds up to 140 mph and a maximum width of 300 yards. It first touched down in western Wellington and traveled 21 miles to Jupiter Farms.

The tornado activity was associated with the outer bands of Hurricane Milton, which made landfall near Siesta Key in Sarasota County a few hours later.

In Pictures: Tornado Damage In Western Wellington

While there were a handful of injuries associated with the tornado, no fatalities were reported in Palm Beach County, although there was a significant amount of damage done to

hundreds of homes.



"It is beyond a miracle that there were no fatalities, not just here in Wellington, but across the county," Wellington Village Manager Jim Barnes said. "We are very fortunate that we were able to escape that. The extent of the damage and devastation is unfathomable to see."

Wellington Mayor Michael Napoleone lives in the Estates at Binks Forest, where there was some damage, but not nearly as much as in the Preserve at Binks Preserve, just across Binks Forest Drive.

"I was on my patio," he recalled. "I saw it coming from Meadow Wood toward the back of my house before it turned. I went out Wednesday right after the storm about 6 p.m. and saw the damage near my neighborhood."

Early Thursday morning, he took a more extensive tour.

"We went out and visited those hardest-hit communities, such as Rustic Ranches, Lakefield West, Meadow Wood, Binks Preserve and Binks Estates," Napoleone said. "I talked to the neighbors to see what help we could give them. We spent a good chunk of the day going out and talking to residents."

He credited the Palm Beach County Sheriff's Office and Palm Beach County Fire-Rescue for immediately swinging into action to rescue residents and provide welfare checks throughout the area, along with officials from the Village of Wellington.

"I think the community response at every level has been outstanding," he said Friday, Oct. 11. "People have been appreciative of efforts to make roads passable. Even on Wednesday night, people were out helping neighbors clear trees out of their driveways. It was a great neighbor-to-neighbor community outreach to make sure that everyone was accounted for."

The community action included a series of village-organized volunteer opportunities starting Friday, Oct. 11. Working in partnership with the Wellington Rotary Club, Christ Fellowship Church and the Crowned Pearls of Wellington, a team of volunteers met at the Wellington Community Center before heading out to help residents impacted by the tornado with their cleanup efforts.

"We reached out to our community and about 200 people showed up to volunteer," Napoleone said. "They were transported to different places using vans and buses. We tried to have a coordinated effort, so people were not just showing up in neighborhoods. It was a great rapid response effort from the community."

In the Preserve at Binks Forest, Amy Robbert and her family were at home when they got the alert about tornado activity.

"We always heed the alerts and go into our safe space, which is the master bedroom closet," Robbert recalled. "We always do this, and nothing ever happens, but maybe 10

seconds later, we heard the tornado coming. We just braced ourselves. It was very quick.”



You could feel the pressure change in your ears, and it sounded like a freight train was going over them. Then, after a minute of extreme noise, there was an eerie quiet.

“Not knowing what the state of the house would be when we opened the closet door was scary,” Robbert said. We came out of the closet, and we looked around at the inside of our house. It wasn’t too bad, but outside was just a war zone.”

Robbert credits her family’s safety to a newer roof and impact windows.

“I think it saved us, having the new roof and impact windows,” she said. “They did their job, which was great.”

Despite their significant property damage, Robbert was thankful it was not worse.

“I know people whose houses were destroyed on the inside,” she said. “I really feel for those people who had the whole inside of the house destroyed. We were not that bad off compared to some people.”

Another hard-hit community was the western Wellington rural equestrian enclave of Rustic Ranches, where the tornado is believed to have first touched down.

State Rep. Kathleen Waldron and State Sen. Lori Berman toured that area on Friday, Oct. 11, starting at Mandy Erhardt’s home on Rustic Road.

While Erhardt was working in Broward County, her husband and young daughter were at home. She started getting texts about the tornado, and when she returned home later, she arrived to a scene of total devastation, with huge trees uprooted and structures reduced to rubble.

Around the block from there is Rider Ranch on Hollow Tree Lane, where Sam and Anna Rider were hiding in a closet with their family as the tornado crashed over the property, leaving behind destruction. Their roof was gone, and what was left had collapsed into the kitchen, leaving them looking at the sky when they came out of the closet.

“The devastation caused by the tornadoes that hit Palm Beach County last Wednesday was horrific,” Waldron said after the tour. “Houses were destroyed, trees leveled, people’s businesses and livelihoods were eviscerated. Thankfully, the residents of Wellington and the surrounding communities came together to help their neighbors clean up. Our group, led by community leader Rolando Barrero and some amazing volunteers, was able to organize on short notice to come help clean up five acres worth of debris for one family in the Rustic Ranches area of Wellington that had their house, barn and vehicles destroyed.”

Also touring the area with Wellington officials was U.S. Rep. Lois Frankel.

“The path of destruction from this tornado is shocking, with numerous houses in Wellington left severely damaged, while others right next door remained untouched,” Frankel said after surveying the damage. “I’m deeply grateful to Palm Beach County’s first responders and local officials who’ve been working around the clock to keep residents safe and begin the cleanup and restoration process. I’m working closely with local leaders to ensure we get the federal help needed to support recovery and rebuilding efforts.”

For Barnes, looking back a week after the devastation, it was sobering, but with a silver lining.

“I was out there Wednesday evening, and everything was still so fresh and so raw,” he said. “Watching residents trying to secure their properties and first responders trying to render support — all while everyone was still preparing for Hurricane Milton as it was about to make landfall. This was a disaster that was contained within another disaster.”

Luckily, the hurricane itself did not pose much issue for Palm Beach County.

“The best thing that happened in all of this is something that any Wellingtonian would expect — the community has come together,” Barnes said. “From within minutes when the tornado went through the village, day to day we’ve seen stories of neighbors helping neighbors. Along with the rest of the community coming together from areas that were not impacted by the tornado helping resident in need, offering them time, talent and their treasure.”

This has included tens of thousands of dollars donated to individual GoFundMe campaigns for residents, as well as donations to an array of community nonprofits out there providing support.

Barnes wants the community to know that Wellington is working as fast as possible to get things back to normal, but that will take weeks, if not months.

“We understand that no matter how fast we are able to recover and clean up from this disaster, it is not going to be fast enough,” he said. “But we certainly are still trying.”

He estimated that there is at least 100,000 cubic yards of debris to remove and process. By the end of Wednesday, the village will have collected about 6,000 yards.

“Every day we get more efficient and have more resources deployed on the ground,” Barnes said. “Our goal is to have a lot of the debris off the ground by Halloween, but our debris process will continue beyond that.”

The vegetative waste is being brought to the village’s staging area at Greenbriar Park, while construction debris is going to the Solid Waste Authority.

“All the debris collection is being handled by the village’s national debris removal contractors, Ceres and Phillips & Jordan,” Barnes said. “However, most of the work has been

subcontracted out to H&J Contracting and Rio-Bak, which are both Wellington-based companies.”



While Wellington is winding down its organized community volunteer efforts, those who still want to help out are welcome to e-mail communityservices@wellingtonfl.gov, and the village will try to pair up volunteers with people still in need of support.

“The biggest in-demand talent is for someone with a chainsaw who knows how to use it,” Barnes said.

Wellington hosted a one-day multi-agency resource center event on Tuesday, Oct. 15 to help those impacted by the disaster, and Barnes hopes that a Federal Emergency Management Agency (FEMA) center will be opening locally soon. In the meantime, FEMA disaster survivor assistance teams have been going door-to-door in Wellington to help residents directly impacted by the tornado.

Residents can apply for FEMA assistance directly by visiting www.disasterassistance.gov, calling (800) 621-3362 or through the FEMA app.



VIEW OF PROPOSED LOCATION FACING EAST
NOTE THE CLUSIA HEDGE; PROPERTY TO EAST UNDER
CONSTRUCTION/BOARDED WINDOWS



**VIEW FROM PROPOSED LOCATION FACING WEST/NEIGHBOR'S
STABLE**

NOTE CLUSIA HEDGE



FRONTAGE/ACCESS TO PROPERTY FROM HOLLOW TREE LANE
PROPOSED LOCATION IS NOT VISIBLE FROM ROAD AND IS
BEHIND THE NON-RESIDENTIAL STABLE

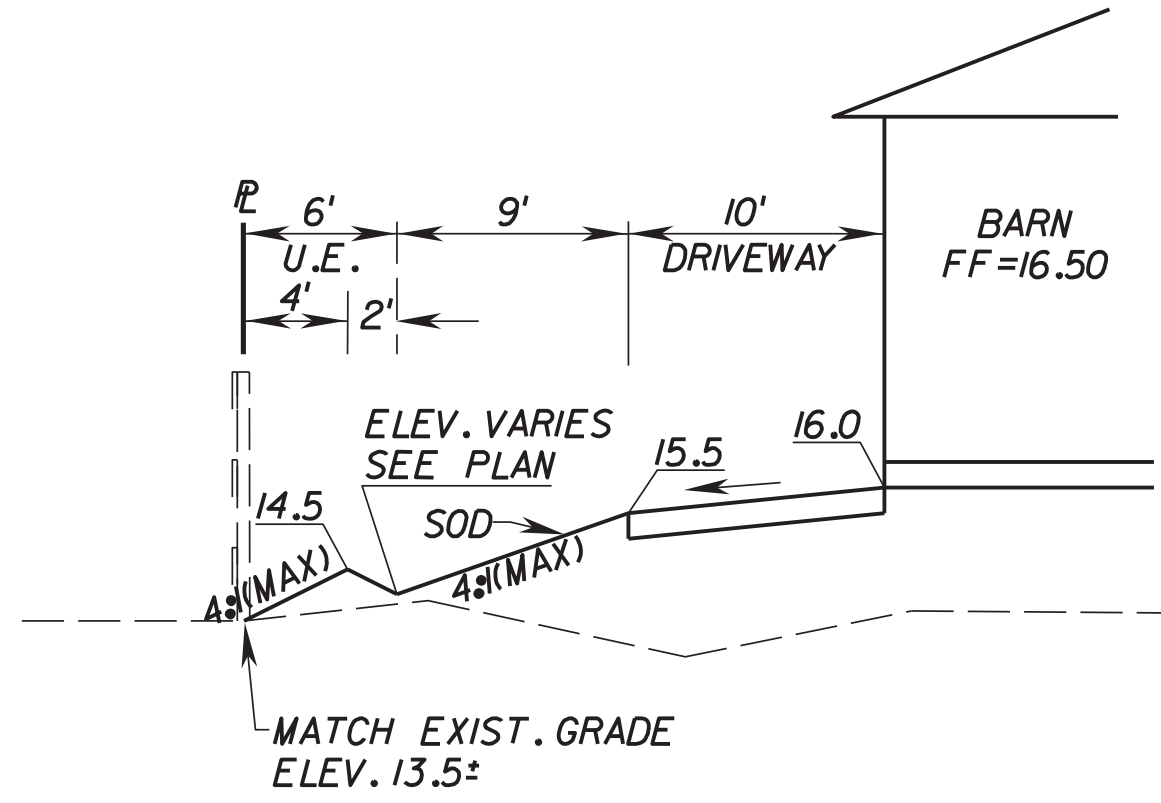
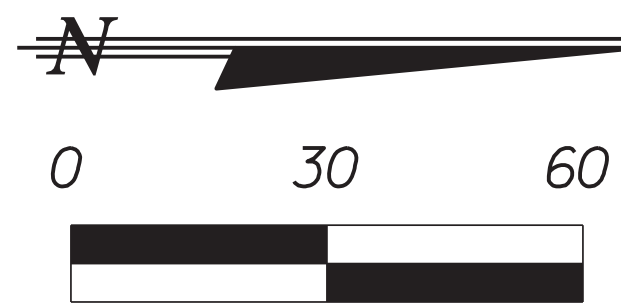
PHOTOS TAKEN BY OWNER ON FEBRUARY 5, 2025 TO SHOW
SCREENING

APPROVED (AS NOTED BELOW):
AS TO DESIGN CONCEPT ONLY INDICATED APPROVAL SHALL
NOT RELIEVE THE ENGINEER AND/OR ARCHITECT OF THE RESPONSIBILITY
OF DESIGN DETAILS.

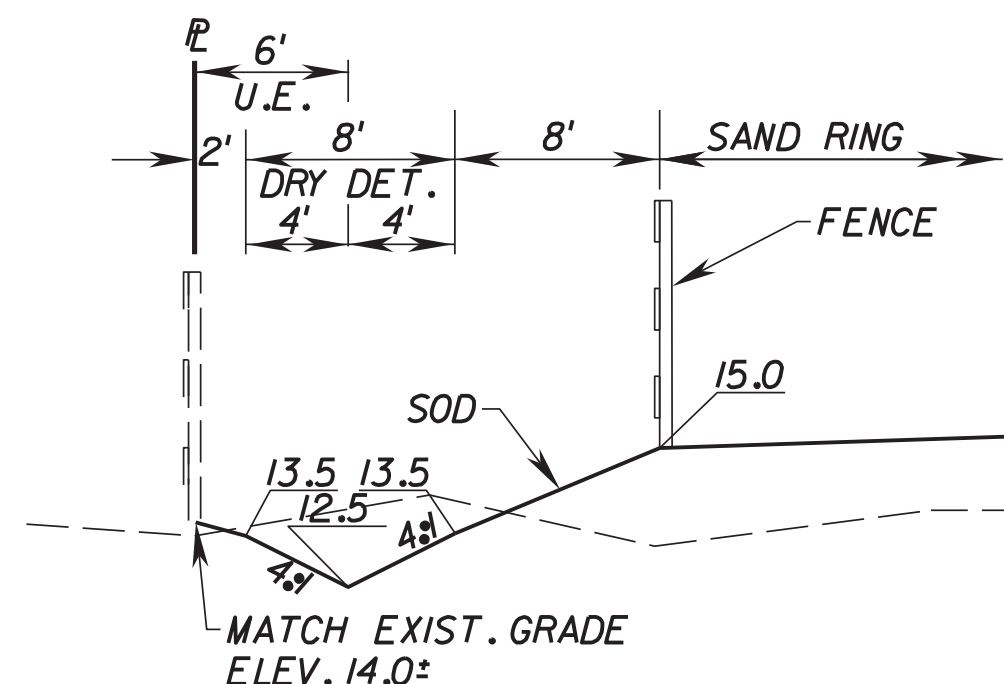
☒ Approved ☐ Not Approved - Resubmit
☒ Approved as noted

By **Kyle Burg 6/27/2024**
ENGINEERING DEPARTMENT
VILLAGE OF WELLINGTON/ACME IMPROVEMENT DISTRICT

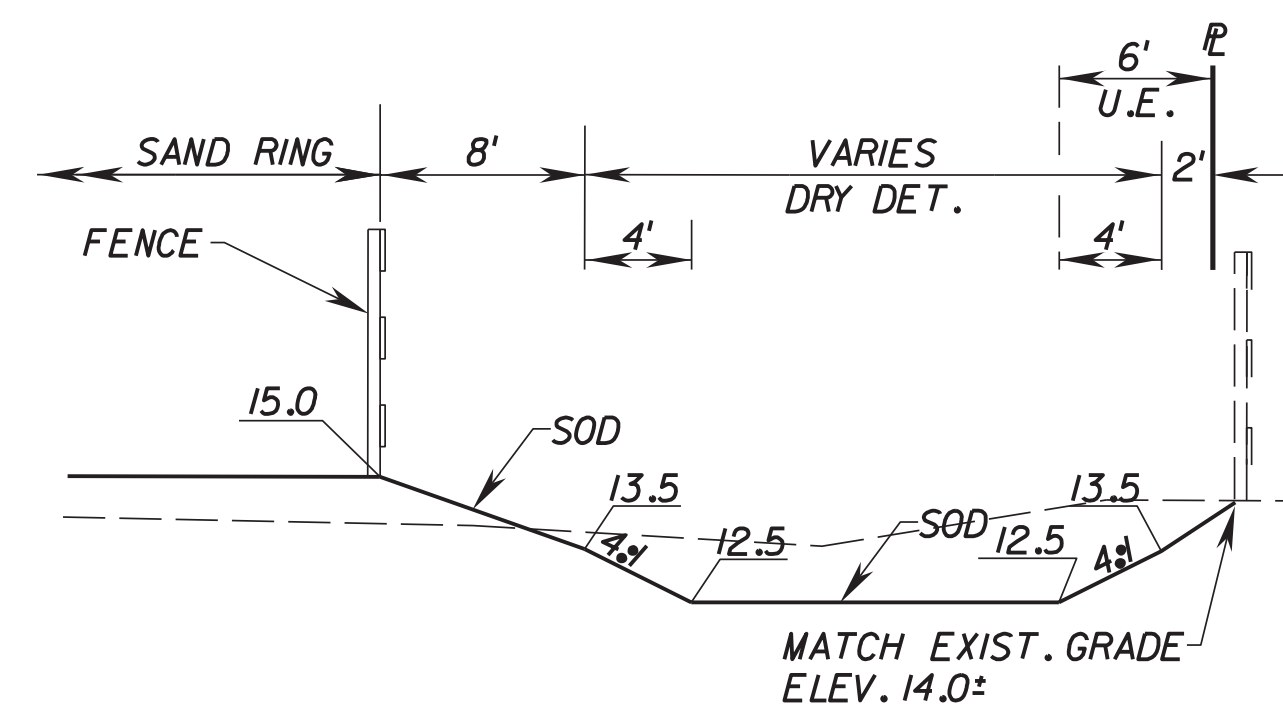
ELEVATIONS ARE BASED ON NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD 88)



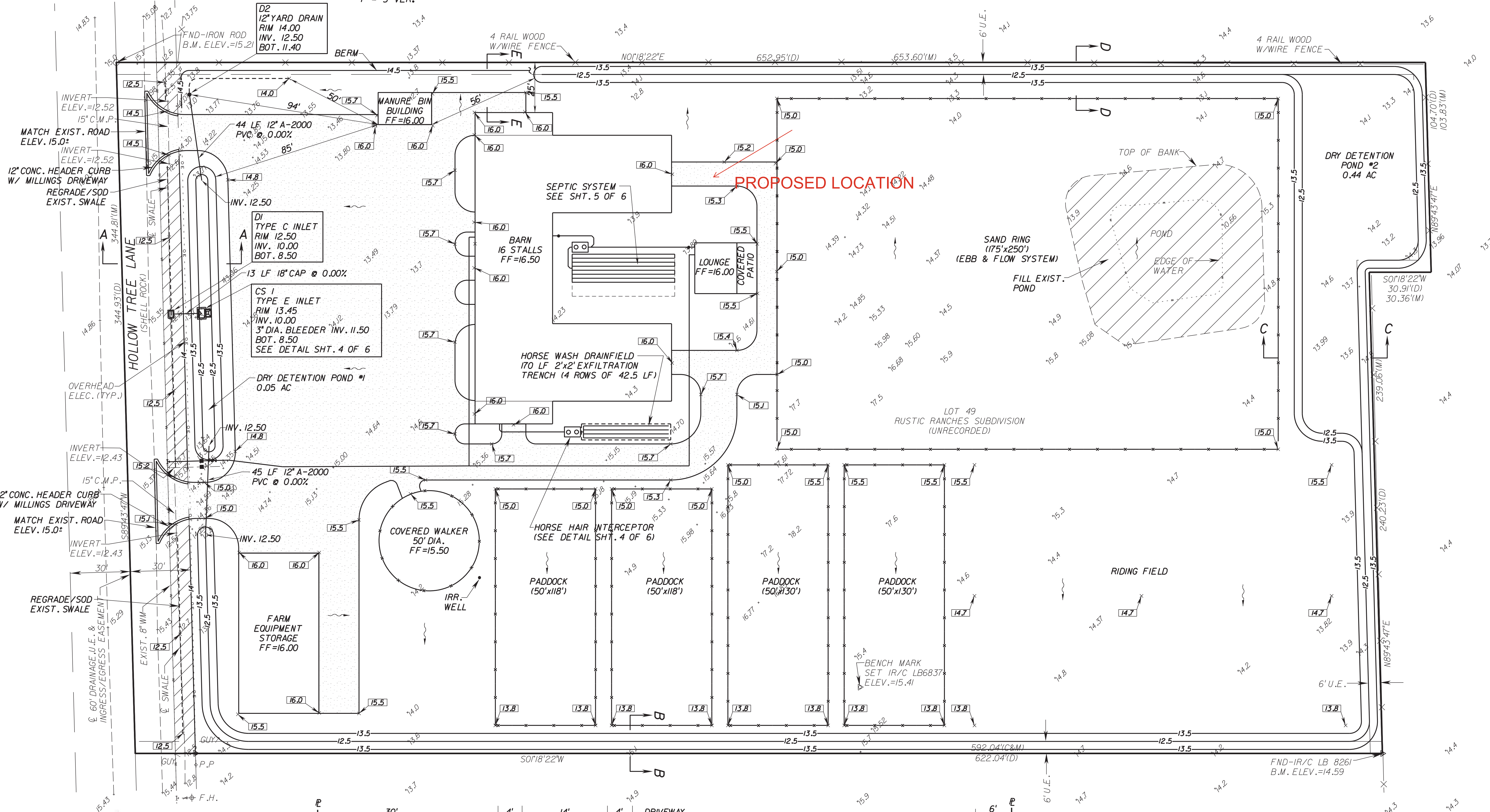
SECTION E-E
SCALE: 1" = 10' HOR.
1" = 5' VER.



SECTION D-D
SCALE: 1" = 10' HOR.
1" = 5' VER.



SECTION C-C
SCALE: 1" = 10' HOR.
1" = 5' VER.



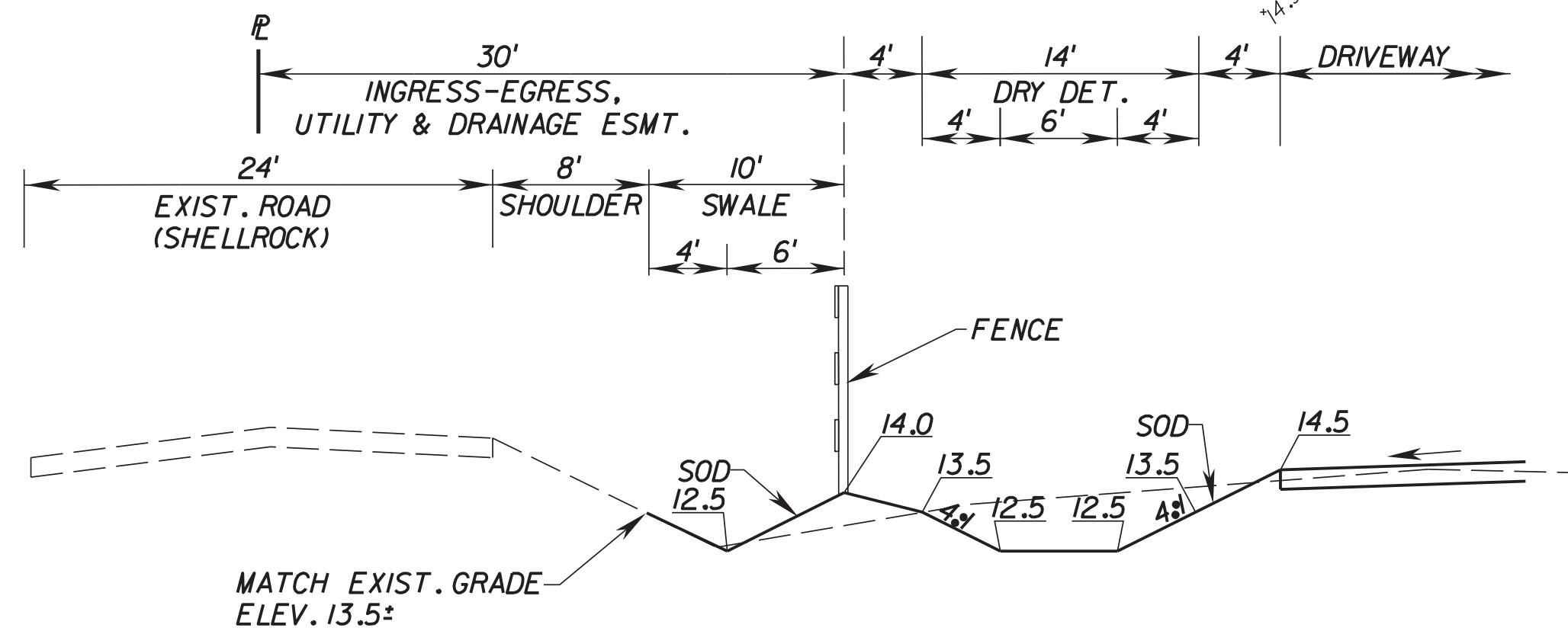
PROPOSED LOCATION

Engineering has "Approved as Noted"

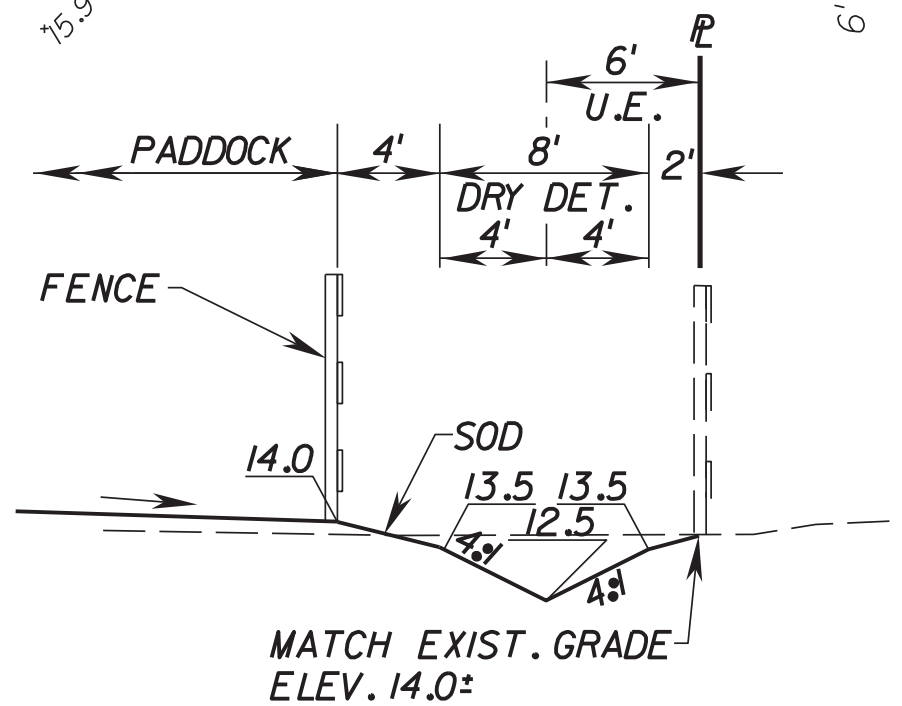
- Any deficiencies identified during this permit duration or after shall be corrected as directed by Village of Wellington.
- Pre-construction meeting required prior to start of construction.
- 48 hour notice required for inspections.
- This permit shall not relieve the Permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies (i.e., SPWMD, ACOE, LWDO, FDOT, etc.). The owner/applicant is advised that they are responsible for obtaining all other required permits.
- Final As-Built required prior to Final Inspection.
- Certified contractor's contract including final project cost for all site work included herein must be submitted to and approved by Engineering prior to Engineering Final Inspection.
- Prior to TCO/CO, all applicable Engineering Requirements (LDP/Fill/Engineering/Plat/Boundary Survey) must be finalized out/recorded and legal documents accepted.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	05/04/2022	SMP	PER VOW & PBCHD COMMENTS
2	05/25/2022	SMP	PER VOW COMMENTS
4	10/14/2022	SMP	SAND RING
5	09/29/2023	SMP	NEW WATER SERVICE
7	05/07/2024	SMP	DRY DET. POND #1 & DRAINAGE



SECTION A-A
SCALE: 1" = 10' HOR.
1" = 5' VER.



SECTION B-B
SCALE: 1" = 10' HOR.
1" = 5' VER.

Engineering Department

Reviewed for compliance with: Codes, ordinances and regulations currently in effect in the Village of Wellington. The Engineer's review does not constitute a warranty or representation by the Engineer for any other purpose.

06/27/24

ENG22-0035

VILLAGE OF WELLINGTON

THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Steven M
Pawlyk

Digitally signed by Steven M Pawlyk
DN: cn=Steven M Pawlyk, o=Sexton
Engineering Associates Inc,
Reason:
Location:
Date: 2024.06.14 16:48:04.00

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED ON THE
ELECTRONIC DOCUMENTS.

STEVEN M. PAWLYK, P.E.
FL REG. NO. 61800

DATE

S. SEXTON ENGINEERING ASSOCIATES, INC.

SEXTON

CONSULTING ENGINEERS AND SURVEYORS

110 PONCE DE LEON STREET, SUITE 100

ROYAL PALM BEACH, FLORIDA 33411

PHONE 561-792-3122 FAX 561-792-3168

FL. REGISTRATIONS: LB0006837, EB 0007864

GRADING & DRAINAGE PLAN

16311 HOLLOW TREE LANE
WELLINGTON, FLORIDA

DATE 02/21/2022

PROJ. NO. 2141

SHEET

3

OF

6

SCALE

1"=30'

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L24000122934

Entity Name: HOLLOW TREE SHOW JUMPING, LLC

Current Principal Place of Business:

16311 HOLLOW TREE LN.
WELLINGTON, FL 33414

Current Mailing Address:

9570 MOSLER TRAIL
LAKE WORTH, FL 33467 US

FEI Number: 99-1926923

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KATIE EDWARDS-WALPOLE, P.A.
300 S. PINE ISLAND RD.
SUITE 201
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: KATIE EDWARDS-WALPOLE

01/23/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	FICK, RANDALL	Name	FICK, CHRISTINE
Address	9570 MOSLER TRAIL	Address	9570 MOSLER TRAIL
City-State-Zip:	LAKE WORTH FL 33467	City-State-Zip:	LAKE WORTH FL 33467

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHRISTINE FICK

MGR

01/23/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

FLORIDA VEHICLE REGISTRATION

CO/AGY 61 / 01 T# 2033473703
B#

PLATE **RLFV92** DECAL **17337253** Expires **Midnight Sun 12/21/2025**

YR/MK	2025/FVSA	BODY	TV	TITLE	156622830	Reg. Tax	71.65	Class Code	78
VIN	4X4FSBP23SV011906	LENGTH	42'9"			Init Reg.		Tax Months	14
Plate Type	RGS					County Fee	3.00	Back Tax Mos	
						Mail Fee		Credit Class	
						Sales Tax		Credit Months	
						Voluntary Fees			
						Grand Total	74.65		

Date Issued 10/23/2024 Plate Issued 10/23/2024

CHRISTINE FRICK
9570 MOSLER TRAIL
LAKE WORTH, FL 33467

- IMPORTANT INFORMATION**
1. The Florida license plate must remain with the registrant upon sale of vehicle.
 2. The registration must be delivered to a Tax Collector or Tag Agent for transfer to a replacement vehicle.
 3. Your registration must be updated to your new address within 30 days of moving.
 4. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.
 5. I understand that my driver license and registrations will be suspended immediately if the insurer denies the insurance information submitted for this registration.

RGS - SUNSHINE STATE PLATE ISSUED X

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	VIT-L-BHP	Vessel Regs. No.	Title Number	Lien Release
4X4FSBP23SV011906	2025	FVSA	TV	42' 9"		156758350	Interest in the described vehicle is hereby released.
Prev State	Color	Primary Brand	Secondary Brand	No. of Brakes	Use	Prev Issue Date	By
N					PRIVATE		
Odometer Status or Vessel Manufacturer or OH use					Engine Drive	Hull Material	Prop
							Date of Issue
							11/01/2024

Registered Owner

CHRISTINE FICK
9570 MOSLER TRAIL
LAKE WORTH FL 33467

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Robert R. Kynoch
Director

Control Number 171871520

David M. Kerner
David M. Kerner
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ 3 or ☐ 6 digit odometer now reads (no tenths) miles, date read

and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE.

☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS.

☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must

CO-SELLER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collected:

Auction Name

License Number:

PURCHASER Must

CO-PURCHASER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

THIS INSTRUMENT PREPARED BY:

CRAIG T. GALLE, ESQ.
THE GALLE LAW GROUP, P.A.
13501 SOUTH SHORE BLVD., #103
WELLINGTON, FL 33414

Property Appraisers Parcel Identification (Folio):
73-40-44-13-00-000-1510

_____ Space Above This Line For Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED is made March 14, 2024, by WENDY L. DIXON, a married woman, whose post office address is 13741 Sheffield Street, Wellington, Florida 33414, herein called the Grantor, to HOLLOW TREE SHOW JUMPING LLC, a Florida limited liability company, whose post office address is 16311 Hollow Tree Lane, Wellington, Florida 33414, hereinafter collectively called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Palm Beach County, State of Florida, viz.:

EXHIBIT "A"

Property Address: 16311 Hollow Tree Lane, Wellington, Florida 33414

SUBJECT TO taxes for the current year and subsequent years; restrictions, reservations, covenants, conditions and easements of record; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and public utility easements (it not being the intent hereof to reimpose any of the foregoing).


TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

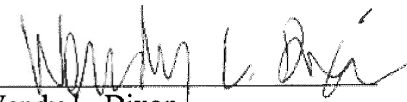
TO HAVE AND TO HOLD, the same in fee simple forever.

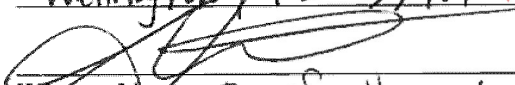
AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Name: CRAIG T. GALLE
Address: 13501 S. Shore Blvd
Wellington FL 33414

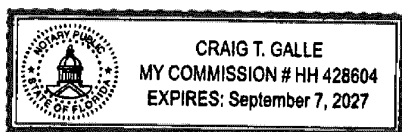
By: 
Wendy L. Dixon



Witness Name: Jennifer Hargain
Address: 13501 S. Shore Blvd
Wellington, FL 33414

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 14 day of March, 2024 by Wendy L. Dixon. She [☐] is personally known to me or [☒] has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: CRAIG T. GALLE
My Commission Expires: Sept. 7, 2027

Legal Description

“Exhibit A”

A parcel of land being the West five acres of Lot 49, RUSTIC RANCHES SUBDIVISION (unrecorded), as contained in Official Records Book 4127, Page 535, of the records of Palm Beach County Clerk and Comptroller; being in the North one-half section of Section 13, Township 44 South, Range 40 East, Palm Beach County, Florida; further described as follows:

Commence at the Northeast corner of said Section 13, thence S 01° 18' 22" W, along the East line of said Section 13, A distance of 1941.11 feet; thence S 89° 43' 47" W, parallel with the North line of said Section 13, a distance of 621.77 feet to the point of beginning of those lands contained in Official Records Book 4127, Page 535 of the records of the Palm Beach County Clerk and Comptroller; thence continue along the aforesaid South line, S 89° 43' 47" W, a distance of 700.69 feet to the Point of Beginning of the West five acres; thence continue S 89° 43' 47" W, a distance of 344.93 feet, to the Southwest corner of those lands described in Official Records Book 4127, Page 535; thence N 01° 18' 22" E, parallel with the East line of said Section 13 and along the West line of Official Records Book 4127, Page 535, a distance of 652.95 feet, to the Northwest corner of said parcel; thence N 89° 43' 47" E, along a line parallel with the North line of said Section 13, a distance of 104.70 feet; thence S 01° 18' 22" W, along a line parallel with the East line of said Section 13, a distance of 30.91 feet; thence N 89° 43' 47" E, along a line parallel with the North line of said Section 13, a distance of 240.23 feet; thence S 01° 18' 22" W, along a line parallel with the East line of said Section 13, a distance of 622.04 feet, to the Point of Beginning.

Subject to: an easement for ingress and egress for road purposes and for the construction, maintenance and use of utilities and drainage over the southerly 30 feet thereof, as measured at right angles to the lot line; and utility easement over the westerly and northerly 6 feet thereof, as measured at right angles to the lot lines.

Katie Edwards-Walpole

From: Customer Service <custsvc@wellingtonfl.gov>
Sent: Friday, February 7, 2025 9:54 AM
To: Katie Edwards-Walpole
Subject: RE: Request for confirmation 16311 Hollow Tree Lane

The account number is **537251-238558**.

Regards,
Shy



Utilities Customer Service Team

Village of Wellington
12300 Forest Hill Boulevard | Wellington FL 33414
561.791.4010 | customerservice@wellingtonfl.gov

wellingtonfl.gov



From: Katie Edwards-Walpole <Katie@flfarmlaw.com>
Sent: Friday, February 7, 2025 9:18 AM
To: Customer Service <custsvc@wellingtonfl.gov>
Cc: Christine Fick <christinefick@gmail.com>
Subject: RE: Request for confirmation 16311 Hollow Tree Lane

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This Message originated outside your organization.

See attached, please.

The property owner is Hollow Tree Showing Jumping, LLC. Its managers are Christine Fick and Randall Fick, copied here. I am their Registered Agent.

Thank you.

From: Customer Service <custsvc@wellingtonfl.gov>
Sent: Friday, February 7, 2025 9:09 AM
To: Katie Edwards-Walpole <Katie@flfarmlaw.com>
Subject: RE: Request for confirmation 16311 Hollow Tree Lane

Good day,

Thank you for contacting The Village of Wellington Utilities Department.

Please advise the account holders name for that property.

Regards,
Shy



Utilities Customer Service Team

Village of Wellington

12300 Forest Hill Boulevard | Wellington FL 33414

561.791.4010 | customerservice@wellingtonfl.gov

wellingtonfl.gov



From: Katie Edwards-Walpole <Katie@flfarmlaw.com>

Sent: Friday, February 7, 2025 9:01 AM

To: Customer Service <custsvc@wellingtonfl.gov>

Cc: Christine Fick <christinefick@gmail.com>

Subject: Request for confirmation

This Message originated outside your organization.

Good morning,

I would like to confirm the customer account number for municipal water service at 16311 Hollow Tree Lane.

Thank you,
Katie Edwards



KATIE EDWARDS-WALPOLE, P.A.
KATIE@FLFARMLAW.COM | (305) 281-7323

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.

Please be advised that Wellington is a public entity subject to Florida's broad public records law under Chapter 119, Florida Statutes. Most written communications, including email addresses, to or from Wellington employees and elected officials regarding city business are public records and are available to the public and the media upon request. Your email communications may therefore be subject to public disclosure. If you do not want your email address to be subject to disclosure as a public record, please do not send electronic mail to Wellington. Instead, contact the city by telephone at (561) 791-4000.